

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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Land looks flat until you touch it with a pail. Then you find buried stumps, springs that run in August, clay lenses as slick as soap, and the seam where topsoil turns to till. Every effective job, from a private cottage to a mid-size neighborhood, depends on what takes place in the very first couple of weeks: excavation, placement of aggregates, and management of water and waste. When those fundamentals are right, structures stand straight, roadways hold their shape, septic systems perform quietly for decades, and drainage never ever makes the news. When they are wrong, you pay twice, in some cases three times, in callbacks, settlement, damp basements, driveway ruts, and allows that never clear.

I have watched a six-hour thunderstorm erase a month of reckless work. I have also seen a team regrade, compact, and stone a site so well that the next spring thaw rolled off it like rain on a slate roofing. The difference lay in judgment and materials, not just devices. This piece speaks with landowners and developers who want durable outcomes and less surprises, with useful information about excavation, aggregates, drainage, and septic systems.

Reading the ground before the very first cut

Every strategy looks crisp on paper. The ground seldom cooperates. A qualified excavation begins with a walk, a probe rod, and a note pad. You check out tree lines, natural swales, soil color, vegetation changes, and how the site managed the last storm. Focus on 3 questions: where the water originates from, where it wants to go, and what the soil will bear.

On a lakefront parcel in glacial country, we dug five test pits with a mini-excavator, each to about 10 feet, every 100 feet along the proposed driveway. We hit cobbles and sand in 4 holes, blue clay in one. That one hole sat near to a stand of willows, which had been informing us all along about perched water. If we had actually neglected it, the driveway would have pumped mud under traffic each spring. Instead, we changed the alignment

by a couple of meters and added a geotextile separator under the base course. The roadway has stagnated in 6 winters.

Soil borings and percolation tests are not just boxes to inspect. They assist cut depths, the need for underdrains, the choice of aggregates, and the expediency of septic systems. A percolation rate of 1 minute per inch indicates water vanishes fast, excellent for penetrating stormwater but dangerous for septic effluent unless you manage separation from groundwater. A rate of 60 minutes per inch or slower presses you toward raised systems or crafted services. Regard those numbers; fighting them with wishful grading never works.

Excavation is not simply digging, it is staging success

The finest operators believe 3 relocations ahead. They remove topsoil easily and stockpile it where it will not become an overload. They cut to subgrade without smearing the surface, specifically in clays where exhausting result in glazing. They bench slopes instead of developing single steep faces that slide after the very first rain. They manage haul paths to prevent driving heavy iron over locations implied to stay undisturbed, such as future leach fields or root zones you intend to preserve.

Moisture control matters as much as grade. I have actually quit working at twelve noon on a bright day since the subgrade started to dry and crust, which would have crushed into a powder under the roller and left a weaker base. Likewise, we have run lights late to get stone put before an overnight storm. Timing the sequence between excavation, proof-rolling, and aggregate placement saves compaction effort and enhances long-lasting performance.

Equipment option signals intent. A tracked excavator with a smooth-edge bucket will protect subgrades and geotextile. A dozer with GPS can strike tolerances within a few centimeters on big pads and roadways, but a knowledgeable operator with a laser can do outstanding deal with small sites. The point is not the gadgetry, it is control. Keep slopes constant, shifts smooth, and water relocating the instructions you designed, not toward the front door.

Aggregates are simple rocks that make or break intricate systems

Aggregates look interchangeable to a casual eye. They are not. The best gradation, angularity, and cleanliness make foundations solid, roads resistant, and drainage free-flowing. The incorrect stone develops into soup, obstructs a pipeline, or pumps fines under vibration.

For base courses under pieces and roads, utilize well-graded crushed stone that locks under compaction. In lots of markets, that is a 3/4 inch minus blend with fines. Angular particles interlock, fines fill spaces, and the outcome withstands movement. Avoid rounded river gravel in structural bases. It compacts badly and moves under load, specifically under turning wheels.

For drainage, you desire clean, consistently graded stone without fines. A common choice is 3/4 inch clean crushed stone or a similarly sized cleaned product. Fines in a drain layer imitate a sponge and after that a filter, which sounds good until the fines migrate and plug the system. If you require filtering, usage geotextile fabric, not the fines in your drain stone.

I have seen spending plans shaved by substituting whatever was cheap at the pit that week. The short-term savings appear later as settlement cracks or wet basements. Bring a screen card to the backyard if you must, however a minimum of demand spec sheets and stone that matches your style intent. If you are not sure, carry out a basic jar test on site: wash a handful of stone in a bucket. If the water develops into milk, you have too many fines for a drain layer.

Drainage, the quiet hero

Water constantly wins. The very best defense is to provide it an easy path that never conflicts with your structures. That begins at the top of the site with grading that sheds water away from structures and towards steady getting locations. A minimum 5 percent slope away from structures for the very first 10 feet is a typical target, but numbers only work if the soil and surface area treatment work together. On clay, water will sheet longer before infiltrating. On sand, it drops much faster. You develop in a different way for each.

Subsurface drainage turns headaches into non-events. Boundary drains pipes at footing level, put in clean stone and covered in geotextile to separate from native fines, lower hydrostatic pressure. Outlets must stay unblocked and discharge to daylight, a dry well designed to accept the circulation, or a storm system that can handle it. Freeze-depth matters. Where frosts run deep, bury outlets or use heat trace at the last stretch to prevent winter season ice dams.

Keep roof water out of foundation drains pipes. That mix overwhelms systems in heavy storms and relocations roofing system sediment into the incorrect place. Run separate downspout lines to a suitable discharge point or seepage trench sized to the roofing area and soil percolation rate. I have actually seen 2 similar homes act differently after rain, only since one builder connected downspouts into the footing drain and the other kept them separate. The damp basement was not a mystery.

On driveways and personal roadways, crown and cross-slope are inexpensive insurance coverage. A 2 percent crown on a straight run keeps water moving to ditches. In cuts, ditches take advantage of a compressed bottom and disintegration control fabric till vegetation takes hold. You can not rely on rock alone to stop ditches from unraveling in a gully washer. Where slopes steepen, line the ditch with larger stone or set up check dams at intervals to slow flow. A rule of thumb: if you could not stroll up the ditch after a storm without slipping, it requires more protection.

Septic systems should have first-class planning

Wastewater is unnoticeable when it works and costly when it fails. Site constraints, regional code, and soil conditions drive the design. In lots of rural and exurban areas, a traditional septic system with a tank and leach field still fits the site, offered the soil percolates within acceptable limits and there is enough vertical separation to seasonal high groundwater. In tighter or wetter websites, raised mounds, pressure circulation, or innovative treatment systems make better sense.

Excavation quality identifies whether the leach field breathes or suffocates. Avoid smearing the infiltrative surface area. In clays and loams, overworked soils glaze and decline water like a plate. Use large tracks, work when moisture is right, and mark off future field areas so haul trucks never ever cross them. Location the sand or stone per the design, not by habit. A mound system with too little sand depth loses treatment capability; with excessive, it can push the water table in the wrong direction.

Tank placement requires forethought. Leave access for pump trucks, preserve obstacles from wells and property lines, and bury covers at workable depth with risers to grade. I have actually collected a lot of tanks where a previous contractor paved over the gain access to or left it under a deck. That sort of oversight is not simply inconvenient; it turns regular maintenance into demolition.

Pumps and controls should have the same respect as any building system. Install high-water alarms where they will be noticed, not buried behind a hedge. Provide a basic, accurate as-built for the owner that reveals tank, circulation box, and field areas relative to fixed functions. That drawing has actually conserved hours of guesswork on more than one emergency situation call.

Matching aggregates to septic and drainage performance

Septic fields require specific stone. The classic specification is an uniformly graded, washed 3/4 inch stone with low fines content around the perforated pipe, accompanied by an appropriate fabric or paper barrier above before backfilling. The language differs by jurisdiction, however the intent corresponds: keep the void area open for air and water movement and avoid native fines from clogging the system from the top down.

For advanced treatment systems that release to smaller sized fields or drip dispersal, the design frequently leans more on crafted media and less on standard stone. Even then, the backfill and surrounding soil user interface gain from thought. Avoid dumping random bank run around fragile parts. Select a product that compacts gently without undue pressure on tanks or chambers, and use layers to approach final grade without abrupt changes that could settle later.

Underdrains and curtain drains pipes count on the very same principles as septic drains: tidy stone, separation from fines, correct slope, and a dependable outlet. The random sample matters. A 4 inch perforated pipe sitting in a 12 inch deep trench with 4 inches of stone below and 4 above is more trustworthy than a pipeline skimmed into shallow grade. Stone below the pipe supplies a reservoir and contact with more soil location. Wrapping the whole trench in non-woven geotextile keeps the stone from becoming a filter that will fill with silt over time.

Compaction, proof, and patience

Compaction is the quiet action that chooses whether a driveway waves under traffic or a slab cracks at the corner. Each soil and aggregate behaves in a different way. Sandy fills compact best near maximum moisture, often a light mist and a number of vibratory passes. Clay desires kneading and can go from plastic to brick with a half-day of sun. If you chase compaction numbers with the wrong equipment or at the wrong wetness, you burn hours without genuine gain.

A simple proof-roll with a loaded truck informs the fact. Watch for rutting, pumping, or weave. Mark soft spots and fix them then, not after the concrete crew shows up. I have actually never regretted an additional pass with the roller or an extra 2 inches of base in a suspect location. I have actually regretted trusting a subgrade that looked quite however moved under weight.

Permits, neighbors, and the weather you actually get

The finest technical plan must clear administrative and social difficulties. Septic authorizations depend upon stamped styles and saw tests; do them early and anticipate revisions. Grading licenses may need erosion and sediment control prepares with silt fences, stabilized construction entrances, and weekly evaluations. Those are not simple rules. A muddy trackout onto a public roadway will bring a stop-work order quicker than any technical dispute.

Neighbors care about water too. Modifying grades can change how surface area water leaves your property. Even if you do whatever by code, you still desire good outcomes at the fence line. Document preexisting drainage patterns, picture before and after, and include a swale or berm where a small nudge can prevent a grievance. When people see that you expected their issues, small problems remain small.



As for weather condition, construct your calendar around it. In freeze-thaw climates, plan septic field work when the subsoil is neither saturated nor frozen, generally late spring through early fall. In wet seasons, concentrate on structural work and stone positioning that can continue without smearing fines. Shop aggregates on a firm pad with overflow control so a week of rain does not convert your premium drain stone into a slurry. Tarping assists, however a couple of truckloads of sacrificial base under the stockpile assists more.

Cost, worth, and where to invest the extra dollar

Budgets force choices. Invest where it avoids rework or secures performance. A number of line products regularly pay back:

- Independent soil screening and design checks before excavation starts. Little in advance cost, significant threat reduction.
- Specified aggregates for base and drainage, not whatever is cheapest that week.
- Non-woven geotextile separators in between dissimilar products, specifically on roadways over soft subgrade and under drain stone in fine soils.

- Extra base thickness at shifts, such as where a driveway satisfies a garage slab or where a roadway shifts from cut to fill.
- Accessible septic system risers and alarm panels located where owners will see them.

A note on system expenses: in a lot of areas, moving dirt with the right maker and operator costs less per cubic lawn than moving it two times with the wrong plan. Also, stone provided as soon as to the right spot beats 2 half-loads since staging was sloppy. Excellent excavation is logistics plus judgment.

Case pictures: issues prevented and lessons learned

On a hill lot with shallow bedrock, the owner wanted a walkout basement. Test pits revealed fractured shale at 3 to 5 feet. Instead of brute-forcing a deep cut, we revamped the grade to build up the downhill side with engineered fill over geogrid in 2 layers, each compacted to spec. The walkout worked, the footing rested on rock where it should, and the slope stayed steady. The aggregates were not exotic; the series and compaction were. 3 winter seasons later on, no cracks.

At a small farmhouse remodelling, a prior home builder had actually placed a driveway over silty subsoil without a separator. Heavy rains turned the leading 6 inches to oatmeal each spring. We peeled back the surface area, dried the subgrade for two days with sun and wind, placed a non-woven geotextile, and set up 8 inches of 3 inch minus, then 4 inches of 3/4 inch minus. Traffic returned the very same day the leading course went down. The cost had to do with the rate of one resurface, however it ended a cycle of patchwork repairs.

On a lakeside property with tight setbacks, the only viable septic option was a pressure-dosed sand mound. The owner balked at the footprint. We used a smaller sized, enhanced treatment unit to minimize the field size within code limitations, then safeguarded the mound [septic systems](#) area from construction traffic with snow fence and signs from the first day. Aggregates were positioned in a single push, covered immediately, and the last grade was set with a light dozer to prevent rutting. A years later, the service logs reveal routine pump-outs and no performance issues. The saving grace was discipline: no one drove on the mound zone, ever.

How to pick the best excavation partner

Credentials and iron in the backyard do not guarantee judgment. Try to find a specialist who inquires about soils, water, and use, not just "how deep." Ask to see a current job in person. Pay attention to the edges of the work, not simply the center. Are stockpiles neat and silt fences functional, or are they decoration? Do they stage aggregates on company ground or create mud pies? Can they discuss why they selected a specific aggregate for your base and a different one for your drainage?



Fit matters too. A crew that stands out at large neighborhoods may not be active in a tight metropolitan infill with utilities all over. A septic installer with hundreds of conventional systems under their belt may be the ideal match for your site, or you might need somebody proficient in sophisticated units and controls. Good partners admit limits, generate professionals when needed, and document what they build.

The chain that does not break

Excavation, drainage, septic systems, and aggregates are a chain. If any link fails, the rest pressure and often snap. Get the soil check out right at the start. Move earth with a strategy that keeps water where you desire it. Select aggregates for function, not simply cost. Construct drainage that remains clear under genuine storms. Install septic systems with respect for the soil's biology and physics. File whatever and make maintenance possible.



I still bring a small note pad that lists the 3 questions on every site: where is the water, what is the soil, how will it move under load. When those answers guide choices, structures stay dry, roadways last, and owners sleep

through heavy rain. That is the peaceful benefit of expert excavation and the ideal aggregates, seen not in headlines however in the lack of trouble.

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

Sequin Property Management LLC has a phone number of (989) 225-9510

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Sequin Property Management LLC has a website <https://sequinpropertymanagement.com/>

Sequin Property Management LLC has Google Maps listing <https://maps.app.goo.gl/yLnwFhWMMVsFTzzfa7>

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](#)

Before heading to [Midland Center for the Arts](#), many homeowners coordinate excavation, septic systems upgrades, drainage fixes, and aggregates placement to keep their property project-ready.