

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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Land looks flat till you touch it with a pail. Then you discover buried stumps, springs that run in August, clay lenses as slick as soap, and the joint where topsoil turns to till. Every effective project, from a private home to a mid-size neighborhood, depends upon what occurs in the very first couple of weeks: excavation, positioning of aggregates, and management of water and waste. When those essentials are right, structures stand straight, roads hold their shape, septic systems carry out [drainage](#) silently for decades, and drainage never makes the news. When they are incorrect, you pay two times, often 3 times, in callbacks, settlement, wet basements, driveway ruts, and allows that never ever clear.

I have watched a six-hour thunderstorm eliminate a month of reckless work. I have likewise seen a crew regrade, compact, and stone a site so well that the next spring thaw rolled off it like rain on a slate roofing system. The distinction lay in judgment and products, not just makers. This piece speaks to landowners and designers who desire long lasting outcomes and less surprises, with useful detail about excavation, aggregates, drainage, and septic systems.

Reading the ground before the first cut

Every plan looks crisp on paper. The ground seldom complies. A qualified excavation begins with a walk, a probe rod, and a note pad. You read timberline, natural swales, soil color, vegetation changes, and how the site managed the last storm. Focus on three 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 close to a stand of willows, which had actually been informing all of us along about perched water. If we had actually ignored it, the driveway would have pumped mud under traffic each spring. Instead, we changed the

positioning by a few meters and added a geotextile separator under the base course. The roadway has not moved in 6 winters.

Soil borings and percolation tests are not simply boxes to examine. They direct cut depths, the requirement for underdrains, the option of aggregates, and the expediency of septic systems. A percolation rate of 1 minute per inch implies water disappears quickly, fantastic for penetrating stormwater however dangerous for septic effluent unless you handle separation from groundwater. A rate of 60 minutes per inch or slower presses you toward raised systems or engineered options. Respect those numbers; combating them with wishful grading never ever works.

Excavation is not just digging, it is staging success

The finest operators believe 3 moves ahead. They remove topsoil cleanly and stockpile it where it will not become a swamp. They cut to subgrade without smearing the surface, particularly in clays where exhausting leads to glazing. They bench slopes rather than developing single steep faces that move after the very first rain. They handle haul routes to avoid driving heavy iron over areas suggested to stay undisturbed, such as future leach fields or root zones you intend to preserve.

Moisture control matters as much as grade. I have quit working at noon on a sunny day due to the fact that the subgrade started to dry and crust, which would have squashed into a powder under the roller and left a weaker base. Similarly, we have run lights late to get stone placed before an overnight storm. Timing the series in between excavation, proof-rolling, and aggregate placement conserves compaction effort and enhances long-lasting performance.

Equipment choice signals intent. A tracked excavator with a smooth-edge pail will safeguard subgrades and geotextile. A dozer with GPS can hit tolerances within a couple of centimeters on big pads and roads, however a proficient operator with a laser can do outstanding deal with small websites. The point is not the gadgetry, it is control. Keep slopes constant, transitions smooth, and water moving in the direction you developed, not towards the front door.

Aggregates are simple rocks that make or break complicated systems

Aggregates look interchangeable to a casual eye. They are not. The right gradation, angularity, and tidiness make foundations solid, roadways durable, and drainage free-flowing. The incorrect stone develops into soup, clogs a pipeline, or pumps fines under vibration.



For base courses under slabs and roadways, utilize well-graded crushed stone that locks under compaction. In numerous markets, that is a 3/4 inch minus blend with fines. Angular particles interlock, fines fill voids, and the result resists motion. Prevent rounded river gravel in structural bases. It condenses improperly and moves under load, specifically under turning wheels.

For drainage, you desire clean, evenly graded stone without fines. A typical choice is 3/4 inch clean crushed stone or a likewise sized cleaned product. Fines in a drain layer act like a sponge and after that a filter, which sounds nice till the fines migrate and plug the system. If you require filtering, use geotextile material, not the fines in your drain stone.

I have actually seen budget plans shaved by replacing whatever was cheap at the pit that week. The short-term cost savings show up later on as settlement cracks or wet basements. Bring a screen card to the lawn if you must, however at least demand spec sheets and stone that matches your style intent. If you are not exactly sure, carry out a simple jar test on site: wash a handful of stone in a container. If the water develops into milk, you have too many fines for a drain layer.

Drainage, the peaceful hero

Water always wins. The best defense is to offer it a simple course that never ever conflicts with your structures. That begins at the top of the site with grading that sheds water away from structures and towards steady receiving locations. A minimum 5 percent slope far from foundations for the first 10 feet is a typical target, however numbers only work if the soil and surface treatment comply. On clay, water will sheet longer before penetrating. On sand, it drops quicker. You create differently for each.

Subsurface drainage turns headaches into non-events. Boundary drains at footing level, positioned in tidy stone and covered in geotextile to separate from native fines, lower hydrostatic pressure. Outlets must stay unblocked and discharge to daylight, a dry well created to accept the flow, or a storm system that can manage it. Freeze-depth matters. Where frosts run deep, bury outlets or utilize 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 roof sediment into the incorrect place. Run different downspout lines to a suitable discharge point or infiltration trench sized to the roof area and soil percolation rate. I have seen 2 identical houses behave differently after rain,

just because 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 roads, crown and cross-slope are low-cost insurance. A 2 percent crown on a straight run keeps water moving to ditches. In cuts, ditches gain from a compressed bottom and disintegration control fabric until plant life 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 couldn't walk up the ditch after a storm without slipping, it requires more protection.

Septic systems should have first-class planning

Wastewater is undetectable when it works and pricey when it stops working. Site restraints, local code, and soil conditions drive the style. In lots of rural and exurban locations, a traditional septic system with a tank and leach field still fits the site, provided the soil percolates within acceptable limits and there is enough vertical separation to seasonal high groundwater. In tighter or wetter websites, raised mounds, pressure distribution, or sophisticated treatment systems make better sense.

Excavation quality figures out 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 wetness is right, and mark off future field locations so haul trucks never ever cross them. Location the sand or stone per the style, not by habit. A mound system with insufficient sand depth loses treatment capability; with excessive, it can push the water level in the incorrect direction.

Tank positioning needs planning. Leave gain access to for pump trucks, keep problems from wells and property lines, and bury lids at manageable depth with risers to grade. I have dug up a lot of tanks where a previous home builder paved over the access or left it under a deck. That sort of oversight is not just inconvenient; it turns routine upkeep into demolition.

Pumps and controls deserve the very same regard as any building system. Install high-water alarms where they will be observed, not buried behind a hedge. Supply an easy, precise as-built for the owner that shows tank, distribution box, and field locations relative to repaired functions. That illustration has saved hours of uncertainty on more than one emergency situation call.



Matching aggregates to septic and drainage performance

Septic fields call for specific stone. The traditional specification is a consistently graded, washed 3/4 inch stone with low fines content around the perforated pipe, accompanied by a suitable material or paper barrier above before backfilling. The language varies by jurisdiction, however the intent is consistent: keep the void space open for air and water motion and avoid native fines from clogging the system from the leading down.

For advanced treatment systems that discharge to smaller fields or drip dispersal, the style frequently leans more on crafted media and less on traditional stone. Even then, the backfill and surrounding soil interface take advantage of thought. Prevent dumping random bank run around delicate components. Select a product that compacts carefully without undue pressure on tanks or chambers, and utilize layers to approach last grade without sudden changes that might settle later.

Underdrains and drape drains count on the very same concepts as septic drains pipes: tidy stone, separation from fines, correct slope, and a trusted outlet. The cross section matters. A 4 inch perforated pipeline sitting in a 12 inch deep trench with 4 inches of stone below and 4 above is more trusted than a pipe skimmed into shallow grade. Stone below the pipe supplies a reservoir and contact with more soil location. Covering the entire 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 peaceful step 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 optimum wetness, often a light mist and numerous vibratory passes. Clay wants kneading and can go from plastic to brick with a half-day of sun. If you chase after compaction numbers with the incorrect devices or at the incorrect moisture, you burn hours without real gain.

A simple proof-roll with a crammed truck informs the fact. Expect rutting, pumping, or weave. Mark soft areas and repair them then, not after the concrete team shows up. I have never ever been sorry for an extra pass with the roller or an extra 2 inches of base in a suspect location. I have been sorry for trusting a subgrade that looked quite however moved under weight.

Permits, next-door neighbors, and the weather you really get

The best technical strategy must clear administrative and social difficulties. Septic authorizations hinge on stamped styles and witnessed tests; do them early and expect modifications. Grading permits might need erosion and sediment control plans with silt fences, supported construction entryways, and weekly inspections. Those are not simple formalities. A muddy trackout onto a public roadway will bring a stop-work order much faster than any technical dispute.

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



As for weather condition, develop your calendar around it. In freeze-thaw environments, 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 proceed without smearing fines. Store aggregates on a company pad with overflow control so a week of rain does not convert your premium drain stone into a slurry. Tarping assists, but a couple of truckloads of sacrificial base under the stockpile helps more.

Cost, worth, and where to invest the additional dollar

Budgets require choices. Spend where it prevents rework or protects performance. A number of line items consistently pay back:

- Independent soil testing and design checks before excavation begins. Little in advance expense, significant threat reduction.
- Specified aggregates for base and drainage, not whatever is most inexpensive that week.
- Non-woven geotextile separators in between dissimilar materials, specifically on roadways over soft subgrade and under drain stone in great soils.
- Extra base density at shifts, such as where a driveway fulfills 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 costs: in a lot of areas, moving dirt with the best maker and operator costs less per cubic lawn than moving it twice with the incorrect strategy. Likewise, stone delivered as soon as to the right spot beats two half-loads because staging was sloppy. Excellent excavation is logistics plus judgment.

Case photos: problems prevented and lessons learned

On a hill lot with shallow bedrock, the owner desired a walkout basement. Test pits showed fractured shale at 3 to 5 feet. Instead of brute-forcing a deep cut, we upgraded the grade to develop the downhill side with crafted fill over geogrid in two layers, each compressed to spec. The walkout worked, the footing sat on rock where it should, and the slope remained steady. The aggregates were not exotic; the series and compaction were. 3 winter seasons later, no cracks.

At a small farmhouse renovation, a previous 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, dried the subgrade for 2 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 top 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 practical septic choice was a pressure-dosed sand mound. The owner balked at the footprint. We utilized a smaller, enhanced treatment system to lower the field size within code limitations, then safeguarded the mound location from construction traffic with snow fence and signs from the first day. Aggregates were positioned in a single push, covered quickly, and the final grade was set with a light dozer to avoid rutting. A decade later on, the service logs reveal routine pump-outs and no performance problems. The saving grace was discipline: no one drove on the mound zone, ever.

How to choose the best excavation partner

Credentials and iron in the lawn do not guarantee judgment. Look for a professional who asks about soils, water, and use, not just "how deep." Ask to see a recent task face to face. Take notice of the edges of the work, not simply the center. Are stockpiles cool and silt fences functional, or are they decor? Do they stage aggregates on company ground or create mud pies? Can they describe why they chose a particular aggregate for your base and a different one for your drainage?

Fit matters too. A team that excels at large subdivisions may not be active in a tight metropolitan infill with energies all over. A septic installer with numerous conventional systems under their belt may be the ideal match for your site, or you might require someone fluent in advanced systems and controls. Great partners confess limits, generate specialists 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 strain and often snap. Get the soil read right at the start. Move earth with a strategy that keeps water where you desire it. Pick aggregates for function, not simply cost. Build drainage that stays clear under real storms. Set up septic systems with respect for the soil's biology and physics. File whatever and make maintenance possible.

I still bring a small notebook that notes the three questions on every site: where is the water, what is the soil, how will it move under load. When those responses guide decisions, structures stay dry, roads last, and owners sleep through heavy rain. That is the quiet reward of specialist excavation and the right aggregates, seen not in headlines but 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

Sequin Property Management LLC has an address of 2867 Wilder Rd, Midland, MI 48642

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

Sequin Property Management LLC has Google Maps listing <https://maps.app.goo.gl/yLnwFhWMVsFTzzfa7>

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](#)

Following a meal at [Cafe Zinc](#), residents often line up excavation services, septic systems maintenance, drainage improvements, and aggregates hauling for upcoming property work.