

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 successful task, from a personal home to a mid-size neighborhood, depends on what happens in the first couple of weeks: excavation, positioning of aggregates, and management of water and waste. When those basics are right, structures stand straight, roads hold their shape, septic systems perform quietly for years, and drainage never ever makes the news. When they are incorrect, you pay two times, sometimes 3 times, in callbacks, settlement, damp basements, driveway ruts, and permits that never ever clear.

I have seen 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 roof. The distinction lay in judgment and products, not just machines. This piece talks to landowners and developers who want durable outcomes and fewer surprises, with practical detail about excavation, aggregates, drainage, and septic systems.

Reading the ground before the very first cut

Every strategy looks crisp on paper. The ground hardly ever cooperates. A qualified excavation starts with a walk, a probe rod, and a note pad. You check out tree zone, natural swales, soil color, plants modifications, and how the site handled 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 struck cobbles and sand in four holes, blue clay in one. That one hole sat near to a stand of willows, which had actually been informing us all along about perched water. If we had ignored it, the driveway would have pumped mud under traffic each spring. Rather, we adjusted the positioning by a few meters and added a geotextile separator under the base course. The road has not moved in six winters.

Soil borings and percolation tests are not simply boxes to inspect. They guide cut depths, the need for underdrains, the option of aggregates, and the expediency of septic systems. A percolation rate of 1 minute per inch indicates water disappears quick, terrific for infiltrating stormwater but risky for septic effluent unless you manage separation from groundwater. A rate of 60 minutes per inch or slower pushes you toward raised systems or crafted options. Regard those numbers; combating them with wishful grading never works.

Excavation is not just digging, it is staging success

The finest operators believe three relocations ahead. They strip topsoil cleanly and stockpile it where it will not develop into an overload. They cut to subgrade without smearing the surface, specifically in clays where overworking leads to glazing. They bench slopes instead of producing single high faces that slide after the first rain. They handle haul paths to avoid driving heavy iron over areas meant to remain undisturbed, such as future leach fields or root zones you intend to preserve.

Moisture control matters as much as grade. I have stopped work at midday on a bright day due to the fact that the subgrade started to dry and crust, which would have crushed into a powder under the roller and left a weaker base. Similarly, we have run lights late to get stone put before an over night storm. Timing the series in between excavation, proof-rolling, and aggregate placement saves compaction effort and improves long-term performance.

Equipment option signals intent. A tracked excavator with a smooth-edge bucket will safeguard subgrades and geotextile. A dozer with GPS can hit tolerances within a few centimeters on large pads and roadways, but a proficient operator with a laser can do excellent work on little sites. The point is not the gadgetry, it is control. Keep slopes constant, shifts smooth, and water moving in the direction you developed, not toward the front door.

Aggregates are easy rocks that make or break complex systems

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

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

For drainage, you want tidy, 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 good until the fines migrate and plug the system. If you need purification, use 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 damp basements. Bring a sieve card to the yard if you must, but at least demand spec sheets and stone that matches your style intent. If you are unsure, carry out a basic jar test on site: wash a handful of stone in a bucket. If the water becomes milk, you have a lot of fines for a drain layer.

Drainage, the quiet hero

Water always wins. The best defense is to give it a simple path that never conflicts with your structures. That begins at the top of the site with grading that sheds water away from structures and toward stable receiving areas. A minimum 5 percent slope away from foundations for the very first 10 feet is a common target, however numbers only work if the soil and surface area treatment comply. On clay, water will sheet longer before penetrating. On sand, it drops much faster. You design in a different way for each.

Subsurface drainage turns headaches into non-events. Border drains at footing level, placed in tidy stone and wrapped in geotextile to separate from native fines, lower hydrostatic pressure. Outlets must remain 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 use heat trace at the last stretch to avoid winter ice dams.

Keep roofing system water out of foundation drains pipes. That mix overwhelms systems in heavy storms and relocations roofing sediment into the wrong place. Run different downspout lines to an ideal discharge point or infiltration trench sized to the roofing area and soil percolation rate. I have actually seen 2 similar homes behave differently after rain, only due to the fact that one builder tied downspouts into the footing drain and the other kept them separate. The wet basement was not a mystery.

On driveways and personal roadways, crown and cross-slope are low-cost insurance coverage. A 2 percent crown on a straight run keeps water transferring to ditches. In cuts, ditches gain from a compacted bottom and disintegration control material until greenery takes hold. You can not depend on rock alone to stop ditches from unraveling in a gully washer. Where slopes steepen, line the ditch with bigger stone or install check dams at intervals to slow flow. A general rule: if you could not walk up the ditch after a storm without slipping, it requires more protection.

Septic systems should have first-rate planning

Wastewater is undetectable when it works and pricey when it fails. Site restraints, regional code, and soil conditions drive the design. In numerous rural and exurban areas, a traditional septic system with a tank and leach field still fits the site, offered the soil percolates within appropriate limitations and there suffices vertical separation to seasonal high groundwater. In tighter or wetter websites, raised mounds, pressure circulation, or sophisticated treatment units make better sense.

Excavation quality identifies whether the leach field breathes or suffocates. Prevent smearing the infiltrative surface. 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 locations so haul trucks never ever cross them. Location the sand or stone per the design, not by practice. A mound system with too little sand depth loses treatment capacity; with excessive, it can press the water table in the wrong direction.

Tank positioning requires forethought. Leave access for pump trucks, keep problems from wells and property lines, and bury covers at workable depth with risers to grade. I have collected too many tanks where a previous builder paved over the gain access to or left it under a deck. That sort of oversight is not just bothersome; it turns routine upkeep into demolition.

Pumps and controls should have the exact same regard as any structure system. Install high-water alarms where they will be noticed, not buried behind a hedge. Provide a simple, precise as-built for the owner that reveals tank, circulation box, and field locations relative to repaired features. That illustration has actually conserved hours of uncertainty on more than one emergency call.





Matching aggregates to septic and drainage performance

Septic fields call for particular stone. The traditional spec is a consistently graded, cleaned 3/4 inch stone with low fines content around the perforated pipeline, accompanied by an appropriate fabric or paper barrier above before backfilling. The language varies by jurisdiction, but the intent is consistent: keep the void space open for air and water movement and prevent native fines from blocking the system from the top down.

For advanced treatment units that release to smaller sized fields or drip dispersal, the style frequently leans more on engineered media and less on conventional stone. Even then, the backfill and surrounding soil interface take advantage of thought. Avoid dumping random bank run around fragile components. Select a material that compacts carefully without undue pressure on tanks or chambers, and use layers to approach final grade without abrupt modifications that might settle later.

Underdrains and curtain drains pipes rely on the exact same principles as septic drains: tidy stone, separation from fines, appropriate slope, and a reputable outlet. The random sample matters. A 4 inch perforated pipeline being in a 12 inch deep trench with 4 inches of stone listed below and 4 above is more reputable than a pipeline skimmed into shallow grade. Stone listed below the pipe offers a [excavation](#) tank and contact with more soil area. Covering the whole trench in non-woven geotextile keeps the stone from developing into a filter that will fill with silt over time.

Compaction, proof, and patience

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

An easy proof-roll with a packed truck tells the truth. Look for rutting, pumping, or weave. Mark soft spots and repair them then, not after the concrete crew appears. I have never regretted an additional pass with the roller or an additional 2 inches of base in a suspect location. I have regretted trusting a subgrade that looked pretty however moved under weight.

Permits, neighbors, and the weather condition you in fact get

The best technical strategy must clear administrative and social obstacles. Septic licenses hinge on stamped styles and saw tests; do them early and expect modifications. Grading permits might need erosion and sediment control plans with silt fences, stabilized construction entryways, and weekly examinations. Those are not simple procedures. A muddy trackout onto a public road will bring a stop-work order faster than any technical dispute.

Neighbors care about water too. Changing grades can alter how surface water leaves your property. Even if you do everything by code, you still want excellent outcomes at the fence line. File preexisting drainage patterns, picture before and after, and add a swale or berm where a small push can avoid a complaint. When people see that you anticipated their concerns, little problems remain small.

As for weather, develop 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 damp seasons, focus on structural work and stone placement that can proceed without smearing fines. Shop aggregates on a firm pad with runoff control so a week of rain does not convert your premium drain stone into a slurry. Tarping assists, but a few truckloads of sacrificial base under the stockpile assists more.

Cost, value, and where to invest the extra dollar

Budgets force choices. Invest where it avoids rework or safeguards performance. Several line items regularly pay back:

- Independent soil testing and layout checks before excavation starts. Little in advance expense, major threat reduction.
- Specified aggregates for base and drainage, not whatever is most inexpensive that week.
- Non-woven geotextile separators in between different materials, 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 piece or where a roadway moves from cut to fill.
- Accessible septic tank risers and alarm panels located where owners will observe them.

A note on system costs: in many regions, moving dirt with the best machine and operator expenses less per cubic yard than moving it twice with the incorrect plan. Also, stone provided as soon as to the ideal spot beats 2 half-loads because staging was careless. Excellent excavation is logistics plus judgment.

Case photos: 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. Rather of brute-forcing a deep cut, we revamped the grade to develop the downhill side with engineered fill over geogrid in 2 layers, each compressed to spec. The walkout worked, the footing rested on rock where it should, and the slope stayed stable. The aggregates were not exotic; the series and compaction were. Three winters later, no cracks.

At a little farmhouse renovation, a prior contractor 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 2 days with sun and wind, put a non-woven geotextile, and set up 8 inches of 3 inch minus, then 4 inches of 3/4 inch minus. Traffic returned the same day the top course went down. The expense was about the cost of one resurface, but it ended a cycle of patchwork repairs.

On a lakeside property with tight obstacles, the only feasible septic alternative was a pressure-dosed sand mound. The owner balked at the footprint. We utilized a smaller, enhanced treatment system to decrease the field size within code limitations, then secured the mound area from construction traffic with snow fence and signs from the first day. Aggregates were positioned in a single push, covered promptly, and the last grade was set with a light dozer to prevent rutting. A years later, the service logs reveal regular pump-outs and no efficiency concerns. The conserving grace was discipline: no one drove on the mound zone, ever.

How to pick the ideal excavation partner

Credentials and iron in the yard do not ensure judgment. Search for a professional who asks about soils, water, and usage, not simply "how deep." Ask to see a current job face to face. Focus on the edges of the work, not just the center. Are stockpiles cool and silt fences practical, or are they decoration? Do they stage aggregates on firm ground or create mud pies? Can they describe why they chose a specific aggregate for your base and a different one for your drainage?

Fit matters too. A crew that excels at big neighborhoods may not be active in a tight metropolitan infill with utilities everywhere. A septic installer with numerous conventional systems under their belt may be the perfect match for your site, or you might need somebody fluent in advanced units and controls. Good partners admit limitations, bring in experts when required, and document what they build.

The chain that does not break

Excavation, drainage, septic systems, and aggregates are a chain. If any link stops working, the rest strain and sometimes snap. Get the soil read right at the start. Move earth with a plan that keeps water where you want it. Select aggregates for function, not simply cost. Build drainage that remains clear under real storms. Install septic systems with respect for the soil's biology and physics. Document everything and make upkeep possible.

I still carry a little 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 responses guide choices, structures remain dry, roads last, and owners sleep through heavy rain. That is the peaceful benefit of professional excavation and the best aggregates, seen not in headlines but in the absence 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/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:9892259510) 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:9892259510), 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.