

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 joint where topsoil turns to till. Every successful project, from a private cottage to a mid-size subdivision, depends upon what occurs in the first couple of weeks: excavation, positioning of aggregates, and management of water and waste. When those basics are right, structures stand directly, roadways hold their shape, septic systems carry out silently for decades, and drainage never ever makes the news. When they are wrong, you pay twice, sometimes 3 times, in callbacks, settlement, damp basements, driveway ruts, and permits that never ever clear.



I have enjoyed a six-hour thunderstorm erase a month of negligent work. I have actually likewise 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 system. The distinction lay in judgment and products, not just makers. This piece speaks to landowners and designers who desire durable results and fewer surprises, with useful information about excavation, aggregates, drainage, and septic systems.

Reading the ground before the first cut

Every strategy looks crisp on paper. The ground hardly ever works together. A skilled excavation begins with a walk, a probe rod, and a note pad. You check out tree lines, natural swales, soil color, vegetation modifications, and how the site managed the last storm. Hone in on three concerns: where the water comes from, where it wishes to go, and what the soil will bear.

On a lakefront parcel in glacial nation, we dug 5 test pits with a mini-excavator, each to about 10 feet, every 100 feet along the proposed driveway. We hit cobbles and sand in four holes, blue clay in one. That a person hole sat near a stand of willows, which had been telling us all along about perched water. If we had neglected it, the driveway would have pumped mud under traffic each spring. Instead, we changed the alignment by a couple of meters and included a geotextile separator under the base course. The roadway has stagnated in six winters.

Soil borings and percolation tests are not just boxes to check. They direct cut depths, the requirement for underdrains, the choice of aggregates, and the expediency of septic systems. A percolation rate of 1 minute per inch indicates water vanishes quick, fantastic for penetrating stormwater but dangerous for septic effluent unless you handle separation from groundwater. A rate of 60 minutes per inch or slower presses you towards raised systems or crafted solutions. Regard those numbers; combating them with wishful grading never works.

Excavation is not simply digging, it is staging success

The best operators think three relocations ahead. They strip topsoil cleanly and stock it where it will not turn into a swamp. They cut to subgrade without smearing the surface, especially in clays where exhausting result in glazing. They bench slopes rather than developing single high faces that move after the very first rain. They handle haul paths to prevent driving heavy iron over areas meant 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 midday on a bright day due to the fact that the subgrade began to dry and crust, which would have squashed into a powder under the roller and left a weaker base. Likewise, we have actually run lights late to [drainage](#) get stone put before an over night storm. Timing the sequence in between excavation, proof-rolling, and aggregate positioning conserves compaction effort and enhances long-lasting performance.

Equipment choice signals intent. A tracked excavator with a smooth-edge bucket will protect subgrades and geotextile. A dozer with GPS can hit tolerances within a couple of centimeters on large pads and roads, however a competent 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 easy rocks that make or break intricate systems

Aggregates look interchangeable to a casual eye. They are not. The ideal gradation, angularity, and cleanliness make structures solid, roadways resistant, and drainage free-flowing. The incorrect stone becomes soup, blocks a

pipe, or pumps fines under vibration.

For base courses under slabs and roadways, use well-graded crushed stone that locks under compaction. In lots of markets, that is a 3/4 inch minus mix with fines. Angular particles interlock, fines fill voids, and the outcome withstands movement. Prevent rounded river gravel in structural bases. It condenses poorly and migrates under load, especially under turning wheels.

For drainage, you want tidy, uniformly graded stone without fines. A common option is 3/4 inch tidy crushed stone or a similarly sized washed item. Fines in a drain layer imitate a sponge and then a filter, which sounds nice till the fines migrate and plug the system. If you need filtering, use geotextile fabric, not the fines in your drain stone.



I have actually seen spending plans shaved by substituting whatever was inexpensive 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 backyard if you must, however a minimum of demand spec sheets and stone that matches your style intent. If you are uncertain, carry out an easy jar test on site: wash a handful of stone in a pail. If the water becomes milk, you have too many fines for a drain layer.

Drainage, the quiet hero

Water always wins. The best defense is to provide it a simple course that never ever disputes with your structures. That starts at the top of the site with grading that sheds water far from buildings and towards steady getting areas. A minimum 5 percent slope far from structures for the very first 10 feet is a common target, however numbers only work if the soil and surface area treatment cooperate. On clay, water will sheet longer before infiltrating. On sand, it drops much faster. You create in a different way for each.

Subsurface drainage turns headaches into non-events. Border drains pipes at footing level, placed in clean stone and wrapped in geotextile to separate from native fines, lower hydrostatic pressure. Outlets need to stay unblocked and discharge to daytime, a dry well designed to accept the flow, or a storm system that can handle it. Freeze-depth matters. Where frosts run deep, bury outlets or utilize heat trace at the last stretch to avoid winter ice dams.

Keep roofing water out of structure drains pipes. That mix overwhelms systems in heavy storms and moves roofing sediment into the incorrect location. Run different 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 behave differently after rain, only due to the fact that one home 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 inexpensive insurance coverage. A 2 percent crown on a straight run keeps water moving to ditches. In cuts, ditches gain from a compacted bottom and disintegration control fabric till plant life takes hold. You can not count 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 periods to slow circulation. A guideline: if you could not walk up the ditch after a storm without slipping, it needs more protection.

Septic systems deserve top-notch planning

Wastewater is invisible when it works and pricey when it stops working. Site restrictions, 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, supplied the soil percolates within acceptable limitations and there is enough vertical separation to seasonal high groundwater. In tighter or wetter sites, raised mounds, pressure circulation, or innovative treatment units make much better sense.

Excavation quality determines whether the leach field breathes or suffocates. Prevent smearing the infiltrative surface. In clays and loams, overworked soils glaze and reject water like a plate. Use large tracks, work when moisture is right, and mark off future field areas so haul trucks never cross them. Place 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 table in the incorrect direction.

Tank placement requires forethought. Leave gain access to for pump trucks, maintain problems from wells and property lines, and bury covers at manageable depth with risers to grade. I have collected 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 troublesome; it turns regular maintenance into demolition.

Pumps and controls should have the exact same respect as any structure system. Set up high-water alarms where they will be discovered, not buried behind a hedge. Supply an easy, precise as-built for the owner that shows tank, circulation box, and field places relative to fixed functions. That illustration has actually saved hours of guesswork on more than one emergency situation call.



Matching aggregates to septic and drainage performance

Septic fields call for particular stone. The classic spec is a consistently graded, washed 3/4 inch stone with low fines content around the perforated pipeline, accompanied by a suitable fabric or paper barrier above before backfilling. The language differs by jurisdiction, but the intent corresponds: keep the void space open for air and water motion and avoid native fines from obstructing the system from the leading down.

For advanced treatment systems that release to smaller fields or drip dispersal, the design often leans more on engineered media and less on traditional stone. Even then, the backfill and surrounding soil interface take advantage of believed. Avoid disposing random bank run around fragile parts. Select a product that condenses carefully without excessive pressure on tanks or chambers, and utilize layers to approach final grade without unexpected changes that might settle later.

Underdrains and drape drains pipes count on the exact 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 being in a 12 inch deep trench with 4 inches of stone listed below and 4 above is more trusted than a pipe skimmed into shallow grade. Stone listed below the pipe supplies a reservoir and contact with more soil area. Covering the entire trench in non-woven geotextile keeps the stone from turning into a filter that will fill with silt over time.

Compaction, proof, and patience

Compaction is the quiet step that chooses whether a driveway waves under traffic or a piece cracks at the corner. Each soil and aggregate behaves differently. Sandy fills compact best near maximum moisture, often a light mist and several vibratory passes. Clay desires 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 incorrect moisture, you burn hours without real gain.

A simple proof-roll with a packed truck informs the truth. Expect rutting, pumping, or weave. Mark soft spots and repair them then, not after the concrete crew shows up. I have actually never 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 relying on a subgrade that looked quite however moved under weight.

Permits, next-door neighbors, and the weather condition you actually get

The best technical plan must clear administrative and social hurdles. Septic authorizations hinge on stamped designs and witnessed tests; do them early and anticipate revisions. Grading licenses might require erosion and sediment control prepares with silt fences, supported construction entryways, and weekly inspections. Those are not mere formalities. A muddy trackout onto a public roadway will bring a stop-work order much faster than any technical dispute.

Neighbors appreciate water too. Modifying grades can change how surface area water leaves your property. Even if you do everything by code, you still desire good results at the fence line. File preexisting drainage patterns, photograph before and after, and add a swale or berm where a little nudge can avoid a grievance. When individuals see that you anticipated their concerns, little issues remain small.

As for weather, build 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 positioning that can continue without smearing fines. Shop aggregates on a company pad with runoff control so a week of rain does not transform your premium drain stone into a slurry. Tarping helps, but a couple of truckloads of sacrificial base under the stockpile helps more.

Cost, value, and where to spend the additional dollar

Budgets force options. Spend where it prevents rework or secures efficiency. Several line items regularly pay back:

- Independent soil screening and layout checks before excavation starts. Little in advance cost, significant risk reduction.
- Specified aggregates for base and drainage, not whatever is most inexpensive that week.
- Non-woven geotextile separators in between dissimilar materials, especially on roadways over soft subgrade and under drain stone in great soils.
- Extra base density at shifts, such as where a driveway meets a garage slab 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 expenses: in most regions, moving dirt with the right machine and operator costs less per cubic yard than moving it two times with the wrong plan. Also, stone delivered when to the best spot beats two half-loads because staging was sloppy. Great excavation is logistics plus judgment.

Case photos: issues 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. Rather of brute-forcing a deep cut, we redesigned the grade to build up the downhill side with engineered fill over geogrid in 2 layers, each compressed to spec. The walkout worked, the footing sat on rock where it should, and the slope stayed steady. The aggregates were not unique; the series and compaction were. 3 winters later, no cracks.

At a small farmhouse restoration, a previous contractor had actually placed a driveway over silty subsoil without a separator. Heavy rains turned the top 6 inches to oatmeal each spring. We peeled back the surface, dried the subgrade for two days with sun and wind, positioned 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 decreased. The expense was about the price of one resurface, however it ended a cycle of patchwork repairs.

On a lakeside property with tight obstacles, the only practical septic option was a pressure-dosed sand mound. The owner balked at the footprint. We utilized a smaller sized, boosted treatment unit to minimize the field size within code limits, then secured the mound area from construction traffic with snow fence and signs from the first day. Aggregates were placed in a single push, covered quickly, and the last grade was set with a light dozer to prevent rutting. A decade later on, the service logs reveal regular pump-outs and no performance issues. The saving grace was discipline: nobody drove on the mound zone, ever.

How to pick the best excavation partner

Credentials and iron in the yard do not ensure judgment. Try to find a professional who asks about soils, water, and usage, not just "how deep." Ask to see a current task personally. Focus on the edges of the work, not simply the center. Are stockpiles neat and silt fences functional, or are they design? Do they stage aggregates on firm ground or develop mud pies? Can they explain why they selected a specific aggregate for your base and a various one for your drainage?

Fit matters too. A team that excels at large subdivisions may not be active in a tight urban infill with utilities all over. A septic installer with hundreds of conventional systems under their belt might be the perfect match for your site, or you might require somebody proficient in sophisticated systems and controls. Good partners confess limits, generate 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 fails, the rest pressure and often snap. Get the soil check out right at the start. Move earth with a plan that keeps water where you desire it. Choose aggregates for function, not just cost. Develop drainage that remains clear under real storms. Set up septic systems with respect for the soil's biology and physics. File everything and make upkeep possible.

I still carry a little note pad that notes the 3 concerns on every site: where is the water, what is the soil, how will it move under load. When those answers guide decisions, structures remain dry, roadways last, and owners sleep through heavy rain. That is the peaceful reward of professional excavation and the right aggregates, seen not in headings 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

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 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](#)

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