

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 till you touch it with a container. Then you discover 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 happens in the first few weeks: excavation, placement of aggregates, and management of water and waste. When those basics are right, structures stand directly, roads hold their shape, septic systems perform quietly for decades, and drainage never makes the news. When they are wrong, you pay two times, in some cases 3 times, in callbacks, settlement, damp basements, driveway ruts, and allows that never ever clear.

I have actually seen a six-hour thunderstorm erase a month of reckless work. I have 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 roof. The distinction lay in judgment and materials, not simply makers. This piece speaks with landowners and developers who want resilient results and less surprises, with practical information about excavation, aggregates, drainage, and septic systems.



Reading the ground before the first cut

Every plan looks crisp on paper. The ground hardly ever cooperates. A proficient excavation begins with a walk, a probe rod, and a note pad. You check out tree lines, natural swales, soil color, greenery modifications, and how the site dealt with the last storm. Hone in 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 5 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 actually disregarded it, the driveway would have pumped mud under traffic each spring. Rather, we adjusted the positioning by a couple of meters and included a geotextile separator under the base course. The roadway has actually stagnated in 6 winters.

Soil borings and percolation tests are not simply boxes to examine. They guide cut depths, the need for underdrains, the choice of aggregates, and the feasibility of septic systems. A percolation rate of 1 minute per inch suggests water vanishes quick, fantastic for infiltrating stormwater however 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 options. Regard those numbers; battling them with wishful grading never works.

Excavation is not just digging, it is staging success

The finest operators believe three moves ahead. They strip topsoil easily and stockpile it where it will not develop into a swamp. They cut to subgrade without smearing the surface area, specifically in clays where overworking cause glazing. They bench slopes rather than creating single high faces that slide after the very first rain. They handle haul paths to prevent driving heavy iron over locations indicated to remain 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 twelve noon on a sunny day since 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 between

excavation, proof-rolling, and aggregate positioning conserves compaction effort and enhances long-lasting performance.

Equipment option signals intent. A tracked excavator with a smooth-edge pail will secure subgrades and geotextile. A dozer with GPS can hit tolerances within a few centimeters on big pads and roads, but a competent operator with a laser can do outstanding deal with small sites. The point is not the gadgetry, it is control. Keep slopes consistent, shifts smooth, and water relocating the instructions you developed, not toward the front door.

Aggregates are easy rocks that make or break intricate systems

Aggregates look interchangeable to a casual eye. They are not. The right gradation, angularity, and tidiness make foundations solid, roads resilient, and drainage free-flowing. The wrong stone becomes soup, clogs a pipeline, or pumps fines under vibration.

For base courses under pieces and roadways, utilize well-graded crushed stone that locks under compaction. In many markets, that is a 3/4 inch minus blend with fines. Angular particles interlock, fines fill spaces, and the outcome withstands motion. Avoid rounded river gravel in structural bases. It condenses poorly and moves under load, particularly under turning wheels.

For drainage, you want tidy, consistently graded stone without fines. A common choice is 3/4 inch clean crushed stone or a similarly sized washed item. Fines in a drain layer imitate a sponge and after that a filter, which sounds nice up until the fines migrate and plug the system. If you require filtration, use geotextile material, not the fines in your drain stone.

I have seen spending plans shaved by substituting whatever was low-cost at the pit that week. The short-term cost savings show up later on as settlement cracks or damp basements. Bring a sieve card to the lawn if you must, but a minimum of insist on 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 container. If the water becomes milk, you have a lot of fines for a drain layer.

Drainage, the quiet hero

Water constantly wins. The very best defense is to provide it an easy course that never conflicts with your structures. That begins at the top of the site with grading that sheds water away from structures and toward steady getting 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 area treatment cooperate. 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. Border drains pipes at footing level, placed in tidy stone and covered in geotextile to separate from native fines, lower hydrostatic pressure. Outlets must stay unblocked and discharge to daytime, a dry well developed 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 season ice dams.

Keep roof water out of foundation drains pipes. That mix overwhelms systems in heavy storms and relocations roof sediment into the wrong place. Run different downspout lines to a suitable discharge point or infiltration trench sized to the roof area and soil percolation rate. I have actually seen two similar houses act differently after rain, just because one builder connected downspouts into the footing drain and the other kept them different. The damp basement was not a mystery.

On driveways and private roadways, crown and cross-slope are inexpensive insurance. A 2 percent crown on a straight run keeps water transferring to ditches. In cuts, ditches benefit from a compacted bottom and disintegration control fabric up until plants 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 bigger stone or set up check dams at intervals to slow flow. A guideline: if you couldn't walk up the ditch after a storm without slipping, it needs more protection.

Septic systems deserve superior planning

Wastewater is undetectable when it works and expensive when it fails. Site restrictions, local code, and soil conditions drive the style. In lots of rural and exurban locations, a standard septic system with a tank and leach field still fits the site, offered the soil percolates within appropriate limits and there suffices vertical separation to seasonal high groundwater. In tighter or wetter websites, raised mounds, pressure distribution, or innovative treatment units make much 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 reject water like a plate. Use broad tracks, work when moisture is right, and mark off future field locations so haul trucks never cross them. Location the sand or stone per the style, not by practice. A mound system with insufficient sand depth loses treatment capacity; with too much, it can press the water level in the wrong direction.

Tank positioning needs forethought. Leave access for pump trucks, maintain setbacks from wells and property lines, and bury covers at workable depth with risers to grade. I have actually dug up too many tanks where a previous home builder paved over the access 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 very same respect as any building system. Set up high-water alarms where they will be discovered, not buried behind a hedge. Offer an easy, accurate as-built for the owner that reveals tank, distribution box, and field areas relative to repaired functions. That illustration has conserved hours of uncertainty on more than one emergency call.

Matching aggregates to septic and drainage performance

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

For advanced treatment units that release to smaller sized fields or drip dispersal, the design often leans more on crafted media and less on conventional stone. Even then, the backfill and surrounding soil interface gain from believed. Prevent dumping random bank run around fragile elements. Select a product that condenses carefully without undue pressure on tanks or chambers, and use layers to approach last grade without abrupt changes that might settle later.

Underdrains and curtain drains rely on the exact same principles as septic drains: tidy stone, separation from fines, correct slope, and a trusted outlet. The cross section 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 dependable than a pipe skimmed into shallow grade. Stone listed below the pipeline offers a tank and contact with more soil area. Wrapping the whole trench in non-woven geotextile keeps the stone from becoming a filter that will fill with silt over time.



Compaction, evidence, and patience

Compaction is the peaceful action that chooses whether a driveway waves under traffic or a piece cracks at the corner. Each soil and aggregate acts differently. Sandy fills compact best near optimum moisture, frequently 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 equipment or at the incorrect wetness, you burn hours without genuine gain.

A simple proof-roll with a packed truck tells the reality. Look for rutting, pumping, or weave. Mark soft spots and fix them then, not after the concrete team appears. I have actually never ever regretted an additional pass with the roller or an additional 2 inches of base in a suspect location. I have actually regretted relying on a subgrade that looked pretty but moved under weight.

Permits, neighbors, and the weather condition you actually get

The finest technical plan should clear administrative and social difficulties. Septic authorizations hinge on stamped styles and saw tests; do them early and expect modifications. Grading licenses may require disintegration and sediment control plans with silt fences, stabilized construction entryways, and weekly assessments. Those are not mere procedures. A muddy trackout onto a public roadway will bring a stop-work order much faster than any technical dispute.

Neighbors appreciate water too. Altering grades can alter how surface area water leaves your property. Even if you do whatever by code, you still desire great results at the fence line. Document preexisting drainage patterns, photo before and after, and include a swale or berm where a little nudge can avoid a complaint. When individuals see that you expected their issues, small issues 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, usually late spring through early fall. In damp seasons, focus on structural work and stone positioning that can proceed without smearing fines. Shop aggregates on a company 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 spend the additional dollar

Budgets force choices. Spend where it avoids rework or safeguards efficiency. Several line items consistently pay back:

- Independent soil testing and layout checks before excavation starts. Little upfront expense, major danger reduction.
- Specified aggregates for base and drainage, not whatever is most inexpensive that week.
- Non-woven geotextile separators between different materials, particularly on roadways over soft subgrade and under drain stone in fine soils.
- Extra base density at transitions, such as where a driveway satisfies a garage piece or where a roadway moves from cut to fill.
- Accessible sewage-disposal tank risers and alarm panels situated where owners will see them.

A note on system expenses: in many regions, moving dirt with the ideal maker and operator costs less per cubic yard than moving it twice with the wrong plan. Likewise, stone delivered as soon as to the right area beats 2 half-loads due to the fact that staging was careless. Excellent excavation is logistics plus judgment.

Case photos: problems avoided 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 revamped the grade to build up the downhill side with crafted 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 sequence and compaction were. 3 winter seasons later on, no cracks.

At a little farmhouse restoration, a previous builder 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 area, dried the subgrade for 2 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 top course went down. The expense had to do with the price of one resurface, but 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, boosted treatment system to reduce the field size within code limitations, then safeguarded the mound location from construction traffic with snow fence and signage from day one. Aggregates were placed in a single push, covered promptly, and the last grade was set with a light dozer to prevent rutting. [aggregates](#) A years later on, the service logs show routine pump-outs and no efficiency concerns. The conserving grace was discipline: no one drove on the mound zone, ever.

How to select the best excavation partner

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

Fit matters too. A team that stands out at large neighborhoods might not be active in a tight urban infill with energies everywhere. A septic installer with numerous traditional systems under their belt may be the ideal match for your site, or you might need someone proficient in innovative systems and controls. Excellent partners confess limits, bring in experts when needed, and record what they build.

The chain that does not break

Excavation, drainage, septic systems, and aggregates are a chain. If any link fails, the rest stress and sometimes snap. Get the soil read 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 stays clear under genuine storms. Install septic systems with respect for the soil's biology and physics. Document everything and make maintenance possible.

I still carry a little note pad that lists the three questions on every site: where is the water, what is the soil, how will it move under load. When those responses guide choices, buildings remain dry, roadways last, and owners sleep through heavy rain. That is the peaceful reward of specialist excavation and the right aggregates, seen not in headings however 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

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](#)

After a stroll through [Dow Gardens](#), property owners often plan excavation work, evaluate septic systems, improve drainage, and schedule aggregates delivery for stronger site prep.