

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 discover buried stumps, springs that run in August, clay lenses as slick as soap, and the joint where topsoil turns to till. Every successful job, from a personal home to a mid-size neighborhood, depends on what happens in the first couple of weeks: excavation, placement of aggregates, and management of water and waste. When those essentials are right, structures stand straight, roadways hold their shape, septic systems perform quietly for decades, and drainage never makes the news. When they are incorrect, you pay two times, sometimes three times, in callbacks, settlement, wet basements, driveway ruts, and permits that never ever clear.

I have enjoyed a six-hour thunderstorm erase a month of careless work. I have actually also seen a team regrade, compact, and stone a site so well that the next spring thaw rolled off it like rain on a slate roofing. The distinction lay in judgment and products, not simply devices. This piece speaks to landowners and developers who want durable results and fewer surprises, with useful detail about excavation, aggregates, drainage, and septic systems.

Reading the ground before the very first cut

Every plan looks crisp on paper. The ground seldom works together. A skilled excavation begins with a walk, a probe rod, and a notebook. You check out tree zone, natural swales, soil color, vegetation changes, and how the site handled the [excavation](#) last storm. Focus on three questions: 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 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 4 holes, blue clay in one. That a person hole sat near a stand of willows, which had actually been informing us all along about perched water. If we had actually overlooked it, the driveway would have pumped mud under traffic each spring. Rather, we adjusted the

alignment by a few 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 check. They assist cut depths, the requirement for underdrains, the option of aggregates, and the expediency of septic systems. A percolation rate of 1 minute per inch suggests water vanishes fast, excellent for penetrating stormwater but dangerous for septic effluent unless you handle separation from groundwater. A rate of 60 minutes per inch or slower pushes you towards raised systems or crafted options. Respect those numbers; battling them with wishful grading never works.

Excavation is not simply digging, it is staging success

The finest operators believe three moves ahead. They strip topsoil easily and stock it where it will not become a swamp. They cut to subgrade without smearing the surface, specifically in clays where straining result in glazing. They bench slopes rather than producing single high faces that slide after the very first rain. They manage 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 quit working at noon on a bright day because 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 actually run lights late to get stone placed before an over night storm. Timing the series in between excavation, proof-rolling, and aggregate positioning saves compaction effort and enhances long-lasting performance.

Equipment choice signals intent. A tracked excavator with a smooth-edge container will secure subgrades and geotextile. A dozer with GPS can strike tolerances within a few centimeters on big pads and roadways, however an experienced operator with a laser can do excellent deal with small sites. The point is not the gadgetry, it is control. Keep slopes consistent, shifts smooth, and water moving in the instructions you developed, not toward the front door.





Aggregates are basic rocks that make or break intricate systems

Aggregates look interchangeable to a casual eye. They are not. The best gradation, angularity, and tidiness make structures strong, roadways resilient, and drainage free-flowing. The wrong stone develops into soup, clogs a pipeline, or pumps fines under vibration.

For base courses under slabs and roads, 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 spaces, and the outcome withstands motion. Avoid rounded river gravel in structural bases. It condenses improperly and moves under load, particularly under turning wheels.

For drainage, you desire clean, evenly graded stone without fines. A common choice is 3/4 inch clean crushed stone or a likewise sized cleaned item. Fines in a drain layer imitate a sponge and after that a filter, which sounds good until the fines move and plug the system. If you require purification, usage geotextile material, not the fines in your drain stone.

I have actually seen spending plans shaved by replacing whatever was inexpensive at the pit that week. The short-term savings show up later as settlement fractures or wet basements. Bring a sieve card to the yard if you must, but at least insist on spec sheets and stone that matches your style intent. If you are not exactly sure, perform a simple container test on site: clean a handful of stone in a pail. If the water turns into milk, you have a lot of fines for a drain layer.

Drainage, the peaceful hero

Water constantly wins. The best defense is to offer it an easy course that never ever disputes with your structures. That starts at the top of the site with grading that sheds water away from buildings and towards steady receiving areas. A minimum 5 percent slope far from structures for the first 10 feet is a common target, but numbers only work if the soil and surface area treatment cooperate. On clay, water will sheet longer before penetrating. On sand, it drops faster. You develop in a different way for each.

Subsurface drainage turns headaches into non-events. Boundary drains at footing level, put in tidy stone and wrapped 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 roofing water out of structure drains pipes. That mix overwhelms systems in heavy storms and relocations roof sediment into the incorrect place. Run separate downspout lines to an ideal discharge point or infiltration trench sized to the roofing location and soil percolation rate. I have seen two identical homes behave differently after rain, just because one builder connected downspouts into the footing drain and the other kept them separate. The wet basement was not a mystery.

On driveways and private roads, crown and cross-slope are inexpensive insurance. A 2 percent crown on a straight run keeps water relocating to ditches. In cuts, ditches benefit from a compressed bottom and erosion control fabric up until plant life 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 set up check dams at periods to slow flow. A rule of thumb: if you could not stroll up the ditch after a storm without slipping, it needs more protection.

Septic systems should have first-rate planning

Wastewater is undetectable when it works and pricey when it stops working. Site restrictions, local code, and soil conditions drive the design. In many rural and exurban areas, a conventional septic system with a tank and leach field still fits the site, offered the soil percolates within acceptable limits and there suffices vertical separation to seasonal high groundwater. In tighter or wetter sites, raised mounds, pressure circulation, or advanced treatment systems make better sense.

Excavation quality determines whether the leach field breathes or suffocates. Prevent smearing the infiltrative surface area. In clays and loams, overworked soils glaze and reject water like a plate. Use wide tracks, work when wetness is right, and mark off future field areas so haul trucks never cross them. Location the sand or stone per the design, not by practice. A mound system with insufficient sand depth loses treatment capability; with too much, it can press the water table in the wrong direction.

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

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

Matching aggregates to septic and drainage performance

Septic fields call for specific stone. The timeless spec is a consistently graded, cleaned 3/4 inch stone with low fines content around the perforated pipe, accompanied by a suitable fabric or paper barrier above before backfilling. The language varies by jurisdiction, however the intent corresponds: keep the void space open for air and water movement and avoid native fines from obstructing the system from the leading down.

For advanced treatment units that discharge to smaller fields or drip dispersal, the style frequently leans more on crafted media and less on standard stone. Even then, the backfill and surrounding soil interface take advantage of believed. Prevent disposing random bank run around fragile elements. Select a product that condenses carefully without undue pressure on tanks or chambers, and utilize layers to approach last grade without unexpected modifications that might settle later.

Underdrains and drape drains count on the same concepts as septic drains pipes: clean stone, separation from fines, proper slope, and a reputable outlet. The sample matters. A 4 inch perforated pipe sitting in a 12 inch deep trench with 4 inches of stone below and 4 above is more dependable than a pipe skimmed into shallow grade. Stone below the pipe offers a tank and contact with more soil location. Wrapping 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 fractures at the corner. Each soil and aggregate behaves in a different way. Sandy fills compact best near maximum wetness, frequently a light mist and several 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 equipment or at the incorrect moisture, you burn hours without genuine gain.

An easy proof-roll with a loaded truck informs the truth. Expect rutting, pumping, or weave. Mark soft areas and fix them then, not after the concrete team appears. I have never ever regretted an additional pass with the roller or an extra 2 inches of base in a suspect location. I have regretted relying on a subgrade that looked quite but moved under weight.

Permits, neighbors, and the weather condition you really get

The finest technical strategy must clear administrative and social difficulties. Septic authorizations depend upon stamped designs and witnessed tests; do them early and anticipate revisions. Grading licenses might require disintegration and sediment control prepares with silt fences, supported construction entryways, and weekly evaluations. 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 alter how surface water leaves your property. Even if you do everything by code, you still desire excellent outcomes at the fence line. File preexisting drainage patterns, picture before and after, and include a swale or berm where a little push can avoid a problem. When individuals see that you anticipated their concerns, small issues remain small.

As for weather condition, develop your calendar around it. In freeze-thaw climates, plan septic field work when the subsoil is neither saturated nor frozen, normally late spring through early fall. In wet seasons, concentrate on structural work and stone placement that can continue without smearing fines. Store 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, however a few truckloads of sacrificial base under the stockpile helps more.



Cost, worth, and where to invest the extra dollar

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

- Independent soil screening and layout checks before excavation starts. Small in advance expense, significant danger reduction.
- Specified aggregates for base and drainage, not whatever is cheapest that week.
- Non-woven geotextile separators in between dissimilar materials, specifically on roadways over soft subgrade and under drain stone in fine soils.
- Extra base thickness at transitions, such as where a driveway meets a garage piece or where a road shifts from cut to fill.
- Accessible septic system risers and alarm panels situated where owners will notice them.

A note on unit costs: in a lot of regions, moving dirt with the best maker and operator expenses less per cubic yard than moving it two times with the wrong strategy. Likewise, stone delivered once to the ideal area beats 2 half-loads since staging was careless. Good excavation is logistics plus judgment.

Case snapshots: 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. Instead of brute-forcing a deep cut, we upgraded the grade to develop the downhill side with crafted fill over geogrid in 2 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 sequence and compaction were. 3 winters later, no cracks.

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

On a lakeside property with tight setbacks, the only viable septic alternative was a pressure-dosed sand mound. The owner balked at the footprint. We used a smaller sized, boosted treatment system to decrease the field size within code limitations, then safeguarded the mound area from construction traffic with snow fence and signage from the first day. Aggregates were put in a single push, covered without delay, and the final grade was set with a light dozer to avoid rutting. A decade later, the service logs reveal routine pump-outs and no performance problems. The conserving grace was discipline: nobody 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 specialist who asks about soils, water, and use, not simply "how deep." Ask to see a recent job face to face. Focus on the edges of the work, not just the center. Are stockpiles neat and silt fences practical, or are they design? Do they stage aggregates on firm ground or create mud pies? Can they explain why they chose a particular aggregate for your base and a different one for your drainage?

Fit matters too. A crew that excels at large neighborhoods might not be active in a tight city infill with energies all over. A septic installer with numerous traditional systems under their belt may be the ideal match for your site, or you might require somebody proficient in innovative units and controls. Good partners admit limits, bring in experts when required, and record 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 often snap. Get the soil read right at the start. Move earth with a strategy that keeps water where you desire it. Select aggregates for function, not just cost. Construct drainage that stays clear under real storms. Set up septic systems with regard for the soil's biology and physics. File everything and make maintenance possible.

I still bring a small note pad that notes the 3 questions on every site: where is the water, what is the soil, how will it move under load. When those answers guide choices, buildings 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 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

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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:989-225-9510) Monday through Sunday 24 hours a day

How can I contact Sequin Property Management, LLC?

You can contact Sequin Property Management, LLC by phone at: [\(989\) 225-9510](tel:(989)225-9510), visit their website at <https://sequinpropertymanagement.com/>, or connect on social media via [Facebook](#)

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