

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 bucket. 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 project, from a personal home to a mid-size subdivision, depends on what takes place in the very first couple of weeks: excavation, placement of aggregates, and management of water and waste. When those fundamentals are right, structures stand straight, roadways hold their shape, septic systems carry out quietly for decades, and drainage never makes the news. When they are wrong, you pay two times, in some cases three times, in callbacks, settlement, wet basements, driveway ruts, and allows that never ever clear.

I have seen a six-hour thunderstorm erase a month of careless work. I have 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 machines. This piece speaks with landowners and designers who want durable outcomes and less surprises, with practical detail about excavation, aggregates, drainage, and septic systems.

Reading the ground before the first cut

Every plan looks crisp on paper. The ground rarely complies. A competent excavation begins with a walk, a probe rod, and a note pad. You read timberline, natural swales, soil color, plants modifications, and how the site handled the last storm. Focus on three concerns: where the water comes from, where it wants 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 four holes, blue clay in one. That a person hole sat near a stand of willows, which had actually been informing all of us along about perched water. If we had actually ignored it, the driveway would have pumped mud under traffic each spring. Instead, we adjusted the

positioning by a couple of meters and included a geotextile separator under the base course. The road has stagnated in six winters.

Soil borings and percolation tests are not simply boxes to inspect. They guide cut depths, the requirement for underdrains, the choice of aggregates, and the feasibility of septic systems. A percolation rate of 1 minute per inch means water disappears fast, terrific for infiltrating stormwater however risky 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 solutions. Regard those numbers; combating them with wishful grading never ever works.

Excavation is not just digging, it is staging success

The finest operators believe three relocations ahead. They remove topsoil easily and stockpile it where it will not turn into a swamp. They cut to subgrade without smearing the surface, specifically in clays where straining cause glazing. They bench slopes rather than developing single steep faces that move after the very first rain. They manage haul routes to prevent driving heavy iron over areas indicated to remain undisturbed, such as future leach fields or root zones you mean to preserve.

Moisture control matters as much as grade. I have stopped work at noon on a sunny day because the subgrade started to dry and crust, which would have crushed into a powder under the roller and left a weaker base. Also, we have run lights late to get stone put before an over night storm. Timing the series 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 few centimeters on big pads and roads, but an experienced operator with a laser can do exceptional work on little sites. The point is not the gadgetry, it is control. Keep slopes consistent, shifts smooth, and water relocating the direction you created, not towards the front door.

Aggregates are simple 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 solid, roadways durable, and drainage free-flowing. The wrong stone develops into soup, obstructs a pipeline, or pumps fines under vibration.

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

For drainage, you desire tidy, uniformly graded stone without fines. A typical choice is 3/4 inch tidy crushed stone or a likewise sized cleaned item. Fines in a drain layer imitate a sponge and then a filter, which sounds nice until the fines migrate and plug the system. If you need filtering, use geotextile material, not the fines in your drain stone.

I have seen spending plans shaved by replacing whatever was inexpensive at the pit that week. The short-term savings appear later as settlement cracks or damp basements. Bring a screen card to the backyard if you must, but 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 container. If the water becomes milk, you have a lot of fines for a drain layer.

Drainage, the peaceful hero

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

Subsurface drainage turns headaches into non-events. Boundary drains at footing level, placed in tidy stone and covered in geotextile to separate from native fines, lower hydrostatic pressure. Outlets should remain unblocked and discharge to daylight, a dry well developed to accept the circulation, 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 system water out of foundation drains. That mix overwhelms systems in heavy storms and relocations roofing sediment into the wrong location. Run separate downspout lines to a suitable discharge point or seepage trench sized to the roofing location and soil percolation rate. I have seen two identical houses act differently after rain, only because one contractor tied downspouts into the footing drain and the other kept them different. The damp basement was not a mystery.

On driveways and personal roads, crown and cross-slope are cheap insurance coverage. A 2 percent crown on a straight run keeps water moving to ditches. In cuts, ditches benefit from a compacted bottom and erosion control material until greenery 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 flow. A rule of thumb: if you could not stroll up the ditch after a storm without slipping, it requires more protection.

Septic systems are worthy of superior planning

Wastewater is undetectable when it works and pricey when it fails. Site constraints, local code, and soil conditions drive the design. In many rural and exurban areas, a traditional septic system with a tank and leach field still fits the site, offered the soil percolates within appropriate limits and there is enough 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. In clays and loams, overworked soils glaze and reject water like a plate. Usage broad tracks, work when wetness is right, and mark off future field areas so haul trucks never cross them. Place the sand or stone per the style, not by routine. A mound system with too little sand depth loses treatment capability; with too much, it can push the water table in the incorrect direction.

Tank placement needs planning. Leave access for pump trucks, maintain setbacks from wells and property lines, and bury covers at workable depth with risers to grade. I have dug up too many tanks where a previous home builder paved over the gain access to or left it under a deck. That sort of oversight is not simply bothersome; it turns regular maintenance into demolition.

Pumps and controls should have the same regard as any structure system. Set up high-water alarms where they will be seen, not buried behind a hedge. Offer a simple, accurate as-built for the owner that reveals tank, distribution box, and field areas relative to fixed features. That drawing has saved hours of uncertainty 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, washed 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, however the intent is consistent: keep the void space open for air and water movement and sequinpropertymanagement.com excavation prevent native fines from obstructing the system from the leading down.

For advanced treatment units that release to smaller sized fields or drip dispersal, the style typically leans more on engineered media and less on conventional stone. Even then, the backfill and surrounding soil interface benefit from thought. Avoid dumping random bank run around fragile elements. Select a product that compacts carefully without undue pressure on tanks or chambers, and use layers to approach final grade without unexpected changes that could settle later.

Underdrains and curtain drains pipes rely on the same principles as septic drains: clean stone, separation from fines, proper slope, and a trustworthy 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 dependable than a pipe skimmed into shallow grade. Stone listed below the pipe supplies a reservoir and contact with more soil location. Wrapping the entire trench in non-woven geotextile keeps the stone from becoming a filter that will fill with silt over time.

Compaction, proof, and patience

Compaction is the quiet action that chooses whether a driveway waves under traffic or a slab cracks at the corner. Each soil and aggregate behaves in a different way. Sandy fills compact best near optimum moisture, typically 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 chase after compaction numbers with the incorrect equipment or at the incorrect wetness, you burn hours without real gain.

A simple proof-roll with a packed truck informs the reality. Expect rutting, pumping, or weave. Mark soft areas and fix them then, not after the concrete team appears. I have never ever regretted 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 pretty however moved under weight.

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

The best technical plan need to clear administrative and social difficulties. Septic authorizations depend upon stamped designs and witnessed tests; do them early and expect modifications. Grading permits might need disintegration and sediment control plans with silt fences, stabilized construction entrances, and weekly examinations. Those are not mere rules. A muddy trackout onto a public roadway will bring a stop-work order 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 want great results at the fence line. File preexisting drainage patterns, photograph before and after, and include a swale or berm where a small push can prevent a complaint. When individuals see that you anticipated their issues, little problems stay 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, usually late spring through early fall. In wet seasons, concentrate on structural work and stone positioning that can continue without smearing fines. Shop aggregates on a company pad with

overflow control so a week of rain does not transform your premium drain stone into a slurry. Tarping assists, however a few truckloads of sacrificial base under the stockpile assists more.

Cost, worth, and where to invest the extra dollar

Budgets require choices. Spend where it prevents rework or secures performance. A number of line items regularly repay:



- Independent soil screening and layout checks before excavation starts. Little upfront cost, significant danger reduction.
- Specified aggregates for base and drainage, not whatever is most affordable that week.
- Non-woven geotextile separators in between dissimilar materials, specifically on roads over soft subgrade and under drain stone in great soils.
- Extra base thickness at transitions, such as where a driveway satisfies a garage slab or where a road moves from cut to fill.
- Accessible septic system risers and alarm panels situated where owners will discover them.

A note on unit expenses: in many regions, moving dirt with the right maker and operator costs less per cubic yard than moving it two times with the wrong plan. Similarly, stone delivered when to the right spot beats 2 half-loads because staging was sloppy. Good excavation is logistics plus judgment.

Case pictures: problems prevented and lessons learned

On a hill lot with shallow bedrock, the owner desired a walkout basement. Test pits showed fractured shale at 3 to 5 feet. Rather of brute-forcing a deep cut, we redesigned 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 stable. The aggregates were not exotic; the sequence and compaction were. 3 winters later, no cracks.

At a small farmhouse remodelling, a prior home builder had positioned a driveway over silty subsoil without a separator. Heavy rains turned the leading 6 inches to oatmeal each spring. We peeled back the surface, dried the subgrade for 2 days with sun and wind, 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 exact same day the leading course decreased. The expense had to do with the rate of one resurface, but it ended a cycle of patchwork repairs.

On a lakeside property with tight obstacles, the only feasible septic choice was a pressure-dosed sand mound. The owner balked at the footprint. We utilized a smaller sized, improved treatment system to lower the field size within code limitations, then secured the mound location from construction traffic with snow fence and signage from the first day. Aggregates were positioned in a single push, covered quickly, and the final grade was set with a light dozer to avoid rutting. A years later, the service logs reveal regular pump-outs and no performance concerns. The conserving grace was discipline: nobody drove on the mound zone, ever.

How to choose the right excavation partner

Credentials and iron in the yard do not guarantee judgment. Look for a contractor who asks about soils, water, and use, not simply "how deep." Ask to see a current job face to face. Pay attention to the edges of the work, not simply the center. Are stockpiles cool and silt fences functional, or are they design? Do they stage aggregates on company ground or develop mud pies? Can they discuss why they chose a particular aggregate for your base and a various one for your drainage?

Fit matters too. A crew that excels at big subdivisions may not be active in a tight metropolitan infill with utilities all over. A septic installer with numerous conventional systems under their belt might be the ideal match for your site, or you may need somebody proficient in innovative systems and controls. Great partners admit limits, bring in specialists 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 stress and in some cases snap. Get the soil read right at the start. Move earth with a plan that keeps water where you want it. Choose aggregates for function, not simply cost. Develop drainage that stays clear under genuine storms. Install septic systems with regard for the soil's biology and physics. File everything and make maintenance possible.

I still carry 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 responses guide decisions, structures stay dry, roadways last, and owners sleep through heavy rain. That is the peaceful benefit of professional excavation and the best aggregates, seen not in headings but in the lack of trouble.

Sequin Property Management LLC does more than manage properties, they build trust

Sequin Property Management LLC delivers fast results & provides reliable property services

Sequin Property Management LLC provides service that feels personal

Sequin Property Management LLC offers site development services

Sequin Property Management LLC offers excavation services

Sequin Property Management LLC performs septic services

Sequin Property Management LLC designs drainage solutions

Sequin Property Management LLC provides aggregates services

Sequin Property Management LLC offers snow plowing services

Sequin Property Management LLC offers trucking services

Sequin Property Management LLC offers septic pumping services

Sequin Property Management LLC contracts demolition services

Sequin Property Management LLC was founded with one mission of delivering dependable excavation septic and property services

Sequin Property Management LLC emphasizes a personal touch in property service delivery

Sequin Property Management LLC grew through word of mouth with repeat customers and community trust

Sequin Property Management LLC provides drainage solutions which prevent long term property damage

Sequin Property Management LLC provides excavation solutions that are code compliant and accurate

Sequin Property Management LLC provides septic system installation and replacement services

Sequin Property Management LLC provides trucking services that support timely material delivery and hauling

Sequin Property Management LLC provides snow plowing services keeping properties safe and accessible in winter

Sequin Property Management LLC has a phone number of (989) 225-9510

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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](#)

After enjoying the river views at [The Tridge](#) in Chippewassee Park, locals frequently book excavation, inspect septic systems, correct drainage issues, and add aggregates to stabilize wet areas.