

Business Name: Sequin Property Management, LLC

Address: 2867 Wilder Rd, Midland, MI 48642

Phone: (989) 225-9510

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.

[View on Google Maps](#)

2867 Wilder Rd, Midland, MI 48642

Business Hours

- Monday thru Sunday: Open 24 hours

Follow Us:

- Facebook: <https://www.facebook.com/profile.php?id=61557441399590>

Explore this content with AI:

 [ChatGPT](#)  [Perplexity](#)  [Claude](#)  [Google AI Mode](#)  [Grok](#)

Good drainage hardly ever gets appreciation when it works, however everyone notices when it fails. That is the paradox at the heart of land services. The most successful sites, whether a quiet acre with a new home or a logistics yard pulsing with trucks, appear effortless on the surface area. Underneath, nevertheless, is a web of choices about soils, slope, excavation limitations, pipeline products, septic systems, and aggregates. The workmanship depends on how these pieces satisfy the weather, the groundwater, and the way individuals utilize the property day after day.

This is a story from the field: what it requires to construct websites that withstand water damage, protect health, and age with dignity. It has to do with the discipline behind the word "drainage," and how a capable land services business ties together planning, style, and execution so rainstorms become regular instead of a crisis.



Where drainage design begins

The first task on any site is to find out. Water leaves ideas long before a contractor shows up. Try to find tide lines of silt on lawn, rills where runoff carved channels, patterns in plants where shallow groundwater keeps the soil damp in late summer season. Pull county soil maps and overlay them with topographic information from a recent study. Mark utilities, easements, and setbacks. A half day invested walking the ground and another 2 at the desk will often save weeks of rework.

The most sincere part of initial planning includes uneasy questions. Does the owner's vision match the site's capacity, or will the program requirement to flex? You can not pave half a hillside and expect the original culvert to deal with twice the circulation. You may get away with it for a season or two, until you do not. On a recent 6-acre center with an included laydown lawn, runoff volume leapt roughly 35 to 45 percent after grading plans broadened difficult surface area coverage. The repair was not larger pipes alone, but distributed detention with shallow swales and a stone seepage trench that bled peak flows into a vegetated area before reaching the main outfall.

Hydrology sets the tone for everything that follows. A qualified team will design pre- and post-development overflow for design storms in the regional jurisdiction, typically the 2-year, 10-year, and 25-year events, often the 100-year for safety-critical crossings. Those numbers are not academic. They tell you whether the ditch you believed would work will instead overtop the driveway and cut a rut big enough to swallow a tire.

Excavation with a purpose

Excavation is more than moving dirt. It is the act of revealing the site's habits one pail at a time. When you cut into a slope and watch water seep mid-bank, you find out the seasonal water table and how the soil holds or sheds wetness. When a trench wall sloughs into clay chunks rather of collapsing, you understand compaction must be more intentional and raises thinner. These observations shape every decision on drainage and utilities.

There is discipline in how a team digs when drainage matters. Trenches are cut to grade and secured from rain utilizing sump pumps and sheeting where needed. Bedding material is picked for compatibility, not just accessibility. Washed 3/4-inch stone normally works as bed linen for perforated pipeline in a drainfield or curtain drain, however an utility run in metropolitan fill may require dense-graded aggregate with fines to produce a

company platform and prevent migration under traffic. Pull a sample, squeeze it, see how it carries water. Simple tests on site notify whether the spec needs adjusting.

Problems often originate from over-excavation. Take a septic drainfield in sandy loam. If a loader operator digs 8 to 10 inches too deep and "brings it back" with imported stone, the infiltration pattern changes. The stone sump can short-circuit the soil's native treatment layer, enabling effluent to move too rapidly and minimize biological breakdown. Fixing that error later on suggests scarifying and reconstructing the user interface, which costs money and time. A cautious hand on the controls and a tape measure in the trench beat heroics after the fact.

Septic systems that last longer than permits

A durable septic system is a public health possession, even when it serves a single home. It has 2 tasks: deal with wastewater to a safe level, and move it into the ground without surfacing or infecting wells or water bodies. Those outcomes depend on style that matches the soil's actual percolation capability, not wishful thinking, and setup that protects soil structure where treatment happens.

Design starts with site-specific screening. Benefit tests or constant-head permeameter measurements do not simply produce a single number; they expose irregularity across the leach field location. On hillside websites, a 20 to 30 percent difference in percolation in between the upslope and downslope test holes is common. That gap matters for distribution. Gravity systems can be tuned with drop boxes to even out circulation, however pressure dosing is typically the much better choice for uniform loading throughout trenches. You pay for the pump up front and get a field that ages more equally over its service life.

Ventilation is another peaceful success element. Many installers downplay it until a house owner calls about odors after a stretch of cold, still weather condition. Appropriate venting through the roofing system stack and thoughtful routing of the structure drain to prevent traps at odd elevations keep air moving, which supports aerobic activity in the soil interface.

Material choice shows up in long-lasting performance. Set up 40 PVC for the building sewer and tank inlets holds up to settlement and prevents the flex that can break seals. In the drainfield, perforated pipeline quality differs; try to find consistent slot size and clean edges so fines do not accumulate at cut burrs. Usage washed aggregates with a confirmed gradation. The [aggregates](#) temptation to accept a deal load of "stone" from an unidentified source evaporates when you run a handful under water and watch cloudy fines pour off. Those fines will migrate into the soil, choke the pore spaces at the interface, and reduce the field's life.

Then there is the tank itself. Concrete tanks with leak-proof joints and cast-in-place boots around penetrations lower groundwater seepage that can overwhelm the field. On high water table sites, anti-floatation measures, such as anchors or ballast, keep tanks where they belong after a prolonged damp spring. Skipping that action starts a cycle of minor settlement, misaligned risers, and gasket failures that show up as mysterious wet spots around the access lids.

The unglamorous art of surface drainage

Most drainage failures occur above the pipeline. The best subsurface system can not conserve a site if water rushing throughout the grade has nowhere smart to go. Surface area drainage begins with grading that respects gravity. That frequently indicates small, thoughtful slopes, not significant cuts. A driveway that sheds to one well-connected swale carries out much better than 2 shallow shoulders where water perches and after that finds its own way into soft spots.

Swales should have more attention than they get. An excellent swale is a shape, not a line on a strategy. Think of a broad parabolic cross-section that can bring stormwater without eroding, with side slopes steady in the given soil. On sandy websites, a 4:1 side slope with turf holds up well. In much heavier soils, adding a cellular confinement layer beneath topsoil can keep the shape through freeze-thaw cycles. Location check dams of stone where the grade breaks, and you slow peak flow. What matters is connection. If a swale disappears at a driveway, that driveway ends up being a dam, and water will look for the lowest point, usually the lawn you hoped to keep dry. The fix can be as simple as a 12-inch culvert set two inches below the swale invert and backfilled with the same profile so mowing devices rides smoothly over it.

Curb cuts and rain gutter circulation on little industrial websites are another pressure point. A common mistake is to set inlets expensive, leaving a shallow birdbath that grows with each freeze-thaw cycle. Seamless gutter shots with a level rod can be uninteresting work, yet those readings keep pavements from raveling along the edge after a single winter of standing water. When in doubt, drop inlet throats a hair lower and make certain the structure can accept sediment without blinding the opening.

Managing water you can not see

Groundwater is the quiet partner in every drainage discussion. In some regions, seasonal highs rise numerous feet, especially after snowmelt or continual rain. You may not see water in a test pit in July, however the iron staining on the wall at 18 to 24 inches tells the story. Regard that. Set structure footings and basements with a buffer above that seasonal mark if possible, or plan permanent underdrains that discharge to daytime or a legal outfall.

French drains and curtain drains pipes have their place and their limitations. Along a structure, a perforated pipeline in cleaned stone, wrapped in a non-woven geotextile, safeguards versus fines migration and keeps the pipeline working. The geotextile is not there to filter effluent like a coffee filter; it prevents the bed linen stone from migrating into surrounding soils and vice versa. The line should have a cleanout and a positive outlet. A dead-end pipe in a sump with no place to go will just store water against the structure. Outlets need security too. In backwoods, we fit critter guards to keep small animals out and locate discharge points above flood levels, typically strengthened with riprap to prevent scour.

On slopes where seepage zones wet the surface area mid-hill, intercept drains set several feet upslope of the nuisance area can catch subsurface flow before it emerges. Trenches in these cases are not deep wells; they follow the contour with a consistent grade, generally 0.5 to 1 percent, to a steady outlet. The technique is persistence. A day after a rain, you might not see much in the trench. Offer it a week. A stable drip in a 4-inch line that once soaked a yard is a triumph you can hear.

Aggregates: the unrecognized hero of stability

Aggregates sound simple: stone is stone. In practice, the type, size, shape, and cleanliness of the aggregate makes or breaks drainage efficiency. Cleaned 3/4-inch angular stone with minimal fines promotes void space and consistent circulation around perforated pipe. Pea gravel compacts well however can trap fines and minimize infiltration rates in trench systems over time. Dense-graded aggregates with fines, such as a 21A or crusher run, create a company base under pavements, yet should be kept out of zones where you depend on water to move freely.

Sourcing matters as much as spec. Two suppliers can both claim "3/4-inch cleaned," yet one will have more flat and extended pieces that bridge differently, or slightly more fines that settle. We in some cases demand

gradation results, but we never avoid the field test: grab a double handful, wash it, and see what the water brings away. If the bottom of the bucket appears like milk, you have a drainage liability headed for your trench.

Interfaces between products deserve attention. Bed linen a pipeline in tidy stone and after that backfilling with a clay-laden spoil welcomes fines to move into deep spaces. A simple non-woven separator fabric at that limit keeps each product truthful. On swales or daylight areas subject to foot traffic, a top dressing of native topsoil over stone is a short-term visual spot that often blocks. We prefer to bring sod or seed blends matched to the site and construct the soil profile correctly so the lawn thrives and protects the subgrade. Looks should not mess up function.

When stormwater meets regulations and reality

Municipal codes have ended up being more advanced, and in numerous locations rightly so. You may be required to keep the very first inch of rainfall on site, limitation post-development peak discharge to pre-development levels, or provide water quality treatment before outfall. These rules exist because unmanaged runoff wears down streams and carries toxins downstream. The art depends on selecting the right tools for the property and the budget.

Bioretention cells, rain gardens, and seepage basins work best where soils can accept water at a sensible rate, state 0.25 to 1 inch per hour or better. In heavy clays, you can change to a point, but the efficiency ceiling is real. In those cases, a lined detention basin with a regulated outlet and a forebay for sediment evaluation is more truthful and much easier to keep. Permeable pavements bring in attention, yet their success depends on extensive upkeep to keep pores open and a subbase crafted to accept water without settlement. We have actually reclaimed clogged up surface areas with vacuum sweeping and restricted success; designing in accessible pretreatment upstream saves more headaches.

For little websites, the very best stormwater option often hides in plain sight: a set of shallow, vegetated swales that break up the drainage locations, a discreet infiltration trench below a roofing drip line, and a stout curb cut that directs overflow to a safe lawn anxiety. These pieces manage regular rains that drive most pollutants and leave only the unusual, heavy storm for the outfall pipeline. The result is a property that deals with the weather rather than bracing versus it.

Details that separate long lasting from simply adequate

- Survey what you disturb, not simply lot lines. We shoot as-built grades on swales, inlets, and crucial elevations around structures. If something goes wrong later, you have a baseline.
- Protect soils during construction. A few weeks of muddy traffic over a future lawn develops a pan that sheds water for many years. Lay down construction entryways with correct stone, stage materials away from vital drainage paths, and rip compressed areas before topsoil and seed.
- Test the system before backfilling. Circulation water through underdrains, drop color tablets in roofing leaders, and see outlets. It is much faster to change a pipe angle with the trench open than to go after damp stains in a completed yard.
- Plan for maintenance. Set up cleanouts where lines change instructions or every 100 feet. Leave risers available, label shutoffs, and file with easy sketches. A future owner will thank you when they need to discover a distribution box under light snow.

Excavation phasing, disintegration control, and the clock

Time is a stormwater variable. The longer bare soil sits open, the greater the risk of disintegration and sediment-laden runoff. Phase excavation so that you open just what you can support within a few days. In practice, that looks like cutting a pond and swales first, so you have a place to send out water before you touch the building pad. Present silt fence along shape lines and make certain it is trenched and backfilled, not pinned on the surface. Track in slopes to crucial seed and mulch, and utilize tackifiers where the forecast calls for showers. A half inch of rain on fresh mulch can reverse a week's work if it moves off.

Even the very best teams get caught by surprise storms. Keep straw wattles, extra material, and riprap on hand, in addition to a plan for emergency situation inlets if temporary ponding appears near structures or roadways. The agility to respond in hours, not days, can avoid a small issue from ending up being a claim.



A tale of two driveways

Two driveways taught the exact same lesson a years apart. The first climbed up a modest hill to a farmhouse. After a resurfacing, the owner grumbled about rutting and washouts after heavy rains. The profile showed a long, straight run with no breaks and a thin shoulder pitched slightly inward. Every storm sent out thin down the wheel tracks. We cut shallow relief dips at intervals, crowned the center slightly, and built a grassed swale on the uphill side with two culverts at low points. The next summer season brought 3 gully-washers. The driveway sat tight, the grass completed, and the owner contacted us to ask if we had actually changed the weather off.

Years later on, a business drive to a little storage facility revealed the very same signs at a larger scale. Trucks turned across a flat entryway, breaking the surface area at the edge. Ponding at the curb intensified the problem. This time the fix was accuracy rather than earthwork. We re-set two inlets half an inch lower, grated a shallow gutter line, and altered the curb cut geometry to help flows line up with the inlet throat. The rutting stopped, and the asphalt edge endured trucks that would have chewed it up the season before. The whole repair covered less than 300 square feet, but it worked due to the fact that the water had a simple path.

Balancing client objectives with site realities

Every job requests trade-offs. A customer may desire a basement where groundwater makes it risky, a flat yard where a swale needs to run, or a spending plan that chooses quick fixes. Our task is not to lecture but to explain the effects in clear terms. We typically frame choices in 3 dimensions: efficiency, cost, and upkeep. You can pick any two to optimize, however the 3rd will move. For example, a shallow drap drain to secure a yard from hillside seepage is affordable and efficient, but it requires a clean outlet and occasional flushing. A much deeper interceptor with geotextile and a larger stone envelope costs more up front, yet it will run longer between upkeep cycles.

Clarity helps. If an owner comprehends that skipping a roof leader tie-in will press water versus a foundation in wind-driven rain, which the fix later is ten times more disruptive, most pick wisely. When they do not, document the choice and design as robustly as the restraints enable. Integrate in future gain access to where possible.

Materials and devices that earn their keep

Not every task requires fancy equipment. A compact excavator with a competent operator can outwork a larger device in tight websites, specifically when trench positionings thread between trees and energies. Laser levels and turning lasers spend for themselves in drainage work, where a tenth of a foot at the incorrect location can make a pipeline back-pitch. Plate compactors and jumping jacks set trench backfill in lifts, avoiding settlement that will tilt inlets or develop birdbaths.



Pipe choice mixes expense and durability. SDR 35 PVC in green sewer-grade pipeline serves most gravity drainage outside structures. For rush hour or shallow cover under drive lanes, Schedule 40 or enhanced concrete pipe might be warranted. Corrugated HDPE is tempting for long runs with mild curves, however joints and fittings need to be handled with care to avoid leakages. Where a line will bring only roofing water, the danger tolerance is various than a foundation drain protecting a completed basement.

How we determine success a year later

The genuine test of drainage is not the last evaluation. It is the very first spring thaw, the summertime thunderstorm, and the mid-winter rain on a frozen base. We make it a practice to go to jobs after huge weather, not to offer more work, however to learn. If a swale holds water longer than expected, possibly the turf needs deeper rooting or the outlet elevation sneaked throughout backfill. If an outlet shows signs of scour, the riprap may be undersized, or we misjudged the peak energy. That feedback loop fine-tunes the next design.

Clients often share small observations that matter. A property owner might state the sump pump runs less often after we added a downspout line, which verifies the structure drain sees lower inflow. A facility manager might keep in mind that a paved apron dries in an hour instead of holding moisture until midday, indicating a subtle grade tweak worked. These are success determined in peaceful, not applause.

A brief field checklist for durable drainage

- Follow water from the greatest corner of the site to the most affordable, on foot, after a rain if possible.
- Verify outlet elevations and capabilities before completing inlet and swale grades.
- Keep materials sincere: cleaned aggregates where you require circulation, separators between dissimilar soils, and pipe rated for the load and cover.
- Compact backfill in lifts and verify slopes with instruments, not eyeballs.
- Leave gain access to for upkeep: cleanouts, risers, and space to work.

Why strong websites feel effortless

A strong site is not the product of a single intense idea. It is the accumulation of cautious options, each modest on its own. Set the septic tank elevation so the line runs by gravity without over-deepening the field. Choose aggregates that drain rather than block. Excavate to grade and no further. Keep roofing system water out of the structure drain. Design swales as shapes that bring, not lines that hope. Use detention where overflow should be tamed, and spread water across landscapes that can accept it.

When a land services company deals with excavation, septic systems, drainage, and aggregates as a linked craft, the result shows up years later. Pavements stay tight at the edges. Lawns firm up after rain rather of crushing underfoot. Basements smell like basements should, not like marshes. Storms arrive, water moves, and then it is gone. That quiet is the noise of a site developed to work.

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](#)

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