

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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Good drainage hardly ever gets praise when it works, but everyone notices when it fails. That is the paradox at the heart of land services. The most effective websites, whether a quiet acre with a new home or a logistics yard pulsing with trucks, seem uncomplicated on the surface. Underneath, however, is a web of choices about soils, slope, excavation limitations, pipeline materials, septic systems, and aggregates. The craftsmanship lies in how these pieces satisfy the weather, the groundwater, and the way individuals use the property day after day.

This is a story from the field: what it requires to construct websites that withstand water damage, safeguard health, and age gracefully. It is about the discipline behind the word "drainage," and how a capable land services company ties together preparing, design, and execution so rainstorms become routine instead of a crisis.

Where drainage style begins

The first job on any site is to discover. Water leaves ideas long before a professional appears. Look for tide lines of silt on lawn, rills where runoff carved channels, patterns in vegetation where shallow groundwater keeps the soil damp in late summer season. Pull county soil maps and overlay them with topographic data from a current study. Mark utilities, easements, and problems. A half day invested strolling the ground and another two at the desk will often conserve weeks of rework.

The most honest part of initial preparation includes uneasy concerns. Does the owner's vision match the site's capability, or will the program requirement to flex? You can not pave half a hillside and anticipate the initial culvert to manage two times the circulation. You might get away with it for a season or 2, until you do not. On a recent 6-acre facility with an added laydown lawn, runoff volume leapt approximately 35 to 45 percent after grading plans broadened hard surface area coverage. The repair was not larger pipes alone, however dispersed detention with shallow swales and a stone seepage trench that bled peak flows into a vegetated area before reaching the primary outfall.

Hydrology sets the tone for whatever that follows. A competent group will design pre- and post-development overflow for design storms in the regional jurisdiction, generally the 2-year, 10-year, and 25-year occasions, often the 100-year for safety-critical crossings. Those numbers are not scholastic. They inform you whether the ditch you believed would work will rather 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 behavior one pail at a time. When you cut into a slope and watch water seep mid-bank, you learn the seasonal water level and how the soil holds or sheds wetness. When a trench wall sloughs into clay portions rather of falling apart, you understand compaction must be more intentional and lifts thinner. These observations shape every decision on drainage and utilities.

There is discipline in how a crew digs when drainage matters. Trenches are cut to grade and secured from rain utilizing sump pumps and sheeting where required. Bed linen material is picked for compatibility, not simply accessibility. Cleaned 3/4-inch stone usually works as bed linen for perforated pipeline in a drainfield or drape drain, but an utility run in city fill may call for dense-graded aggregate with fines to produce a company platform and prevent migration under traffic. Pull a sample, squeeze it, see how it brings water. Easy tests on site notify whether the spec requires adjusting.

Problems often come 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 seepage pattern changes. The stone sump can short-circuit the soil's native treatment layer, allowing effluent to move too rapidly and minimize biological breakdown. Fixing that error later on implies scarifying and restoring the user interface, which costs time and money. A careful hand on the controls and a measuring tape in the trench beat heroics after the fact.

Septic systems that last longer than permits

A sturdy septic system is a public health asset, even when it serves a single home. It has 2 tasks: treat wastewater to a safe level, and move it into the ground without emerging or polluting wells or water bodies. Those results depend upon style that matches the soil's real percolation capacity, not wishful thinking, and installation that maintains soil structure where treatment happens.

Design starts with site-specific testing. Advantage tests or constant-head permeameter measurements do not just produce a single number; they reveal variability across the leach field area. On hillside sites, a 20 to 30 percent distinction in percolation in between the upslope and downslope test holes is common. That gap matters for circulation. Gravity systems can be tuned with drop boxes to level circulation, however pressure dosing is often the much better option for uniform loading across trenches. You spend for the pump up front and acquire a field that ages more evenly over its service life.

Ventilation is another quiet success aspect. Many installers downplay it till a house owner calls about smells after a stretch of cold, still weather condition. Appropriate venting through the roof 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 selection appears in long-term performance. Set up 40 PVC for the structure drain and tank inlets holds up to settlement and prevents the flex that can break seals. In the drainfield, perforated pipe quality differs; try to find consistent slot size and clean edges so fines do not accumulate at cut burrs. Use cleaned aggregates with a verified gradation. The temptation to accept a deal load of "stone" from an unknown source evaporates when you run a handful under water and watch cloudy fines put 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 water tight joints and cast-in-place boots around penetrations reduce groundwater infiltration that can overwhelm the field. On high water level sites, anti-floatation measures, such as anchors or ballast, keep tanks where they belong after an extended wet spring. Skipping that action starts a cycle of minor settlement, misaligned risers, and gasket failures that appear as mysterious wet areas around the gain access to lids.

The unglamorous art of surface area drainage

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

Swales are worthy of more attention than they get. An excellent swale is a shape, not a line on a plan. Consider a broad parabolic cross-section that can carry stormwater without deteriorating, with side slopes stable in the offered soil. On sandy websites, a 4:1 side slope with turf holds up well. In heavier soils, adding a cellular confinement layer below topsoil can keep the shape through freeze-thaw cycles. Place check dams of stone where the grade breaks, and you sluggish peak flow. What matters is continuity. If a swale disappears at a driveway, that driveway ends up being a dam, and water will look for the lowest point, normally the yard you hoped to keep dry. The fix can be as basic as a 12-inch culvert set 2 inches below the swale invert and backfilled with the exact same profile so mowing equipment trips smoothly over it.

Curb cuts and seamless gutter circulation on small commercial websites are another pressure point. A common mistake is to set inlets too expensive, leaving a shallow birdbath that grows with each freeze-thaw cycle. Seamless gutter shots with a level rod can be boring work, yet those readings keep pavements from raveling along the edge after a single winter season 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 peaceful partner in every drainage discussion. In some areas, seasonal highs increase a number of feet, particularly after snowmelt or sustained rain. You might 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 building footings and basements with a buffer above that seasonal mark if possible, or strategy permanent underdrains that release to daylight or a legal outfall.

French drains pipes and drape drains pipes have their location and their limitations. Along a structure, a perforated pipe in washed stone, covered in a non-woven geotextile, protects against fines migration and keeps the pipe working. The geotextile is not there to filter effluent like a coffee filter; it avoids the bedding stone from moving into surrounding soils and vice versa. The line should have a cleanout and a positive outlet. A dead-end pipeline in a sump with nowhere to go will merely store water versus the structure. Outlets need defense too. In rural areas, we fit animal guards to keep small animals out and find discharge points above flood levels, typically strengthened with riprap to prevent scour.

On slopes where seepage zones wet the surface mid-hill, intercept drains set numerous feet upslope of the nuisance area can catch subsurface flow before it emerges. Trenches in these cases are not deep wells; they follow the shape with a consistent grade, usually 0.5 to 1 percent, to a steady outlet. The trick is persistence. A

day after a rain, you might not see much in the trench. Offer it a week. A consistent drip in a 4-inch line that once soaked a backyard is a victory you can hear.

Aggregates: the unsung hero of stability

Aggregates sound simple: stone is stone. In practice, the type, size, shape, and tidiness of the aggregate makes or breaks drainage efficiency. Cleaned 3/4-inch angular stone with minimal fines promotes void area and consistent flow around perforated pipe. Pea gravel compacts nicely but can trap fines and decrease infiltration rates in trench systems over time. Dense-graded aggregates with fines, such as a 21A or crusher run, develop 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 specification. Two suppliers can both claim "3/4-inch cleaned," yet one will have more flat and lengthened pieces that bridge differently, or slightly more fines that settle. We sometimes demand gradation results, however we never skip the field test: get a double handful, wash it, and see what the water carries away. If the bottom of the bucket appears like milk, you have a drainage liability headed for your trench.

Interfaces in between materials deserve attention. Bed linen a pipe in clean stone and then backfilling with a clay-laden spoil invites fines to migrate into the voids. An easy non-woven separator material at that boundary keeps each material sincere. On swales or daytime locations based on foot traffic, a leading dressing of native topsoil over stone is a short-term aesthetic patch that frequently obstructs. We prefer to bring sod or seed mixes fit to the site and develop the soil profile properly so the grass thrives and secures the subgrade. Looks need to not screw up function.

When stormwater meets guidelines and reality

Municipal codes have ended up being more sophisticated, and in lots of locations rightly so. You might be required to maintain the first inch of rainfall on site, limitation post-development peak discharge to pre-development levels, or offer water quality treatment before outfall. These rules exist since unmanaged overflow deteriorates streams and carries toxins downstream. The art lies in selecting the right tools for the property and the budget.

Bioretention cells, rain gardens, and infiltration basins work best where soils can accept water at an affordable rate, say 0.25 to 1 inch per hour or better. In heavy clays, you can modify to a point, however the performance ceiling is genuine. In those cases, a lined detention basin with a controlled outlet and a forebay for sediment evaluation is more sincere and much easier to preserve. Permeable pavements bring in attention, yet their success depends upon strenuous upkeep to keep pores open and a subbase engineered to accept water without settlement. We have reclaimed stopped up surfaces with vacuum sweeping and restricted success; developing in available pretreatment upstream saves more headaches.

For small websites, the very best stormwater solution typically hides in plain sight: a set of shallow, vegetated swales that separate the drainage locations, a discreet seepage trench listed below a roof drip line, and a stout curb cut that directs overflow to a safe lawn anxiety. These pieces deal with frequent rains that drive most pollutants and leave only the uncommon, heavy storm for the outfall pipe. The outcome is a property that deals with the weather rather than bracing versus it.



Details that separate long lasting from merely adequate

- Survey what you disturb, not just lot lines. We shoot as-built grades on swales, inlets, and key elevations around structures. If something fails later on, you have a baseline.
- Protect soils throughout construction. A few weeks of muddy traffic over a future lawn produces a pan that sheds water for many years. Set construction entrances with appropriate stone, stage products far from important drainage paths, and rip compressed areas before topsoil and seed.
- Test the system before backfilling. Flow water through underdrains, drop dye tablets in roofing system leaders, and enjoy outlets. It is faster to change a pipeline angle with the trench open than to chase after damp discolorations in an ended up yard.
- Plan for maintenance. Set up cleanouts where lines change direction or every 100 feet. Leave risers available, label shutoffs, and file with basic sketches. A future owner will thank you when they require to find a distribution box under light snow.

Excavation phasing, erosion control, and the clock

Time is a stormwater variable. The longer bare soil sits open, the greater the threat of erosion and sediment-laden overflow. Stage excavation so that you open just what you can support within a couple of days. In practice, that looks like cutting a pond and swales initially, so you have a place to send water before you touch the building pad. Roll out silt fence along contour lines and make sure it is trenched and backfilled, not pinned on the surface area. Track in slopes to crucial seed and mulch, and use tackifiers where the projection calls for showers. A half inch of rain on fresh [excavation](#) mulch can reverse a week's work if it moves off.



Even the very best teams get captured by surprise storms. Keep straw wattles, extra material, and riprap on hand, together with a prepare for emergency situation inlets if short-lived ponding shows up near structures or roadways. The agility to react in hours, not days, can avoid a little concern from ending up being a claim.

A tale of two driveways

Two driveways taught the very same lesson a years apart. The first climbed a modest hill to a farmhouse. After a resurfacing, the owner complained about rutting and washouts after heavy rains. The profile showed a long, straight run with no breaks and a thin shoulder pitched somewhat inward. Every storm sent out thin down the wheel tracks. We cut shallow relief dips at periods, crowned the center a little, and constructed a grassed swale on the uphill side with 2 culverts at low points. The next summer brought three gully-washers. The driveway stayed put, the grass filled in, and the owner contacted us to ask if we had changed the weather off.

Years later on, an industrial drive to a little storage facility showed the exact same symptoms at a bigger scale. Trucks turned across a flat entryway, breaking the surface at the edge. Ponding at the curb exacerbated the issue. This time the fix was precision rather than earthwork. We re-set two inlets half an inch lower, grated a shallow seamless gutter line, and altered the curb cut geometry to help circulations line up with the inlet throat. The rutting stopped, and the asphalt edge made it through trucks that would have chewed it up the season before. The entire repair covered less than 300 square feet, however it worked because the water had an easy path.

Balancing client objectives with site realities

Every job requests trade-offs. A customer might want a basement where groundwater makes it dangerous, a flat lawn where a swale needs to run, or a spending plan that prefers fast fixes. Our task is not to lecture but to explain the repercussions in clear terms. We frequently frame options in three dimensions: performance, cost, and upkeep. You can choose any two to enhance, but the 3rd will move. For instance, a shallow curtain drain to safeguard a yard from hillside seepage is economical and efficient, but it needs a clean outlet and periodic flushing. A much deeper interceptor with geotextile and a larger stone envelope costs more up front, yet it will run longer in between maintenance cycles.

Clarity assists. If an owner understands that skipping a roof leader tie-in will press water against a structure in wind-driven rain, which the repair later is 10 times more disruptive, most choose wisely. When they do not, document the choice and design as robustly as the restraints enable. Integrate in future access where possible.

Materials and devices that earn their keep

Not every job requires fancy devices. A compact excavator with an experienced operator can outwork a bigger device in tight websites, specifically when trench alignments thread in between trees and utilities. Laser levels and rotating lasers spend for themselves in drainage work, where a tenth of a foot at the incorrect place can make a pipe back-pitch. Plate compactors and leaping jacks set trench backfill in lifts, preventing settlement that will tilt inlets or develop birdbaths.

Pipe choice mixes cost and resilience. SDR 35 PVC in green sewer-grade pipe serves most gravity drainage outside structures. For rush hour or shallow cover under drive lanes, Schedule 40 or reinforced concrete pipe may be warranted. Corrugated HDPE is tempting for long terms with mild curves, however joints and fittings need to be managed with care to prevent leakages. Where a line will carry just roofing water, the risk tolerance is different than a foundation drain protecting a finished basement.

How we determine success a year later

The genuine test of drainage is not the final inspection. It is the very first spring thaw, the summer season thunderstorm, and the mid-winter rain on a frozen base. We make it a practice to visit projects after huge weather, not to offer more work, however to discover. If a swale holds water longer than expected, possibly the grass requires deeper rooting or the outlet elevation crept throughout backfill. If an outlet shows signs of search, the riprap might be undersized, or we misjudged the peak energy. That feedback loop refines the next design.

Clients frequently share little observations that matter. A property owner may state the sump pump runs less frequently after we added a downspout line, which verifies the foundation drain sees lower inflow. A facility manager might note that a paved apron dries in an hour rather of holding wetness until midday, indicating a subtle grade fine-tune worked. These are victories determined in quiet, not applause.

A short field checklist for durable drainage

- Follow water from the highest corner of the site to the lowest, on foot, after a rain if possible.
- Verify outlet elevations and capacities before completing inlet and swale grades.
- Keep products truthful: washed aggregates where you need flow, separators between different soils, and pipe rated for the load and cover.
- Compact backfill in lifts and confirm slopes with instruments, not eyeballs.
- Leave access for maintenance: cleanouts, risers, and space to work.

Why strong sites feel effortless

A strong site is not the product of a single intense concept. It is the accumulation of careful choices, each modest by itself. Set the septic system elevation so the line runs by gravity without over-deepening the field. Pick aggregates that drain instead of obstruct. Excavate to grade and no even more. Keep roofing system water out of the structure drain. Style swales as shapes that carry, not lines that hope. Usage detention where runoff must be tamed, and spread water across landscapes that can accept it.



When a land services company treats excavation, septic systems, drainage, and aggregates as a linked craft, the result shows up years later. Pavements stay tight at the edges. Lawns company up after rain rather of squishing underfoot. Basements smell like basements should, not like marshes. Storms show up, water moves, and then it is gone. That quiet is the noise of a site constructed 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 won Top Septic and Aggregates Company 2025

Sequin Property Management LLC earned Best Customer Property Services Award 2024

Sequin Property Management LLC was awarded Best Excavation Company 2025

People Also Ask about Sequin Property Management LLC

What services does Sequin Property Management, LLC provide?

Sequin Property Management, LLC provides excavation, site development, septic services, drainage solutions, aggregates, trucking, demolition, and snow plowing services.

Does Sequin Property Management, LLC offer septic services?

Yes, Sequin Property Management, LLC offers septic system installation and replacement as well as septic pumping services.

Is Sequin Property Management, LLC a local company?

Yes, Sequin Property Management, LLC is a locally operated company focused on dependable excavation and property services with a personal approach.

What makes Sequin Property Management, LLC different from other property service companies?

Sequin Property Management, LLC emphasizes fast results, reliable workmanship, and a personal touch built on trust and repeat customers.

What aggregate services does Sequin Property Management, LLC provide?

Sequin Property Management, LLC provides aggregate services including the delivery and placement of gravel, stone, and other materials for construction, drainage, and site preparation projects.

Can Sequin Property Management, LLC help with drainage problems?

Yes, Sequin Property Management, LLC offers professional drainage solutions designed to manage water flow and prevent erosion or property damage.

Why are proper drainage solutions important for a property?

Proper drainage solutions help protect foundations, prevent flooding, reduce erosion, and extend the lifespan of driveways and landscaped areas.

Do aggregate services support drainage projects?

Yes, aggregate materials supplied by Sequin Property Management, LLC are commonly used to support effective drainage systems and stable ground conditions.

Does Sequin Property Management, LLC handle both residential and commercial drainage work?

Yes, Sequin Property Management, LLC provides aggregate and drainage services for both residential and commercial properties.

Where is Sequin Property Management, LLC located?

The Sequin Property Management, LLC is conveniently located at 2867 Wilder Rd, Midland, MI 48642. You can easily find directions on [Google Maps](#) or call at (989) 225-9510 Monday through Sunday 24 hours a day

How can I contact Sequin Property Management, LLC?

You can contact Sequin Property Management, LLC by phone at: (989) 225-9510, 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.