

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 seldom gets praise when it works, but everybody notices when it fails. That is the paradox at the heart of land services. The most effective sites, whether a peaceful acre with a new home or a logistics backyard pulsing with trucks, seem uncomplicated on the surface. Beneath, nevertheless, is a web of choices about soils, slope, excavation limits, pipeline materials, septic systems, and aggregates. The workmanship lies in how these pieces fulfill the weather, the groundwater, and the method 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 has to do with the discipline behind the word "drainage," and how a capable land services business ties together preparing, design, and execution so rainstorms become regular instead of a crisis.

Where drainage style begins

The very first job on any site is to learn. Water leaves hints long before a professional shows up. Look for tide lines of silt on grass, rills where runoff carved channels, patterns in vegetation where shallow groundwater keeps the soil damp in late summertime. Pull county soil maps and overlay them with topographic information from a recent survey. Mark energies, easements, and problems. A half day spent walking the ground and another two at the desk will typically save weeks of rework.

The most truthful part of preliminary preparation includes uncomfortable questions. Does the owner's vision match the site's capacity, or will the program requirement to bend? 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 2, till you do not. On a recent 6-acre facility with an added laydown lawn, runoff volume leapt approximately 35 to 45 percent after grading strategies expanded difficult surface area protection. The fix was not larger pipes alone, however distributed 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 everything that follows. A competent team will model pre- and post-development overflow for design storms in the regional jurisdiction, normally the 2-year, 10-year, and 25-year events, in some cases the 100-year for safety-critical crossings. Those numbers are not academic. They inform you whether the ditch you believed would work will instead overtop the driveway and cut a rut huge 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 table and how the soil holds or sheds moisture. When a trench wall sloughs into clay pieces instead of collapsing, you understand compaction should be more intentional and raises thinner. These observations shape every choice on drainage and utilities.

There is discipline in how a team digs when drainage matters. Trenches are cut to grade and secured from rain using sump pumps and sheeting where essential. Bedding product is selected for compatibility, not simply schedule. Washed 3/4-inch stone typically works as bedding for perforated pipe in a drainfield or curtain drain, however an utility run in metropolitan fill may call for dense-graded aggregate with fines to create a company platform and avoid migration under traffic. Pull a sample, squeeze it, see how it brings water. Simple tests on site inform whether the specification needs adjusting.

Problems typically 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, allowing effluent to move too quickly and reduce biological breakdown. Fixing that error later on suggests scarifying and rebuilding the interface, which costs time and money. A mindful 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 property, even when it serves a single home. It has 2 tasks: treat wastewater to a safe level, and move it into the ground without surfacing or infecting wells or water bodies. Those outcomes depend upon style that matches the soil's real percolation capacity, not wishful thinking, and installation that protects soil structure where treatment happens.

Design starts with site-specific screening. Perk tests or constant-head permeameter measurements do not just produce a single number; they reveal irregularity throughout the leach field location. On hillside websites, a 20 to 30 percent distinction in percolation between the upslope and downslope test holes prevails. That space matters for circulation. Gravity systems can be tuned with drop boxes to level flow, but pressure dosing is often the much better option for consistent loading throughout trenches. You spend for the pump up front and gain a field that ages more evenly over its service life.

Ventilation is another peaceful success aspect. Lots of installers minimize it until a house owner calls about odors after a stretch of cold, still weather. Appropriate venting through the roofing stack and thoughtful routing of the building 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 efficiency. Schedule 40 PVC for the structure sewer and tank inlets holds up to settlement and prevents the flex that can break seals. In the drainfield, perforated pipe quality differs; look for constant slot size and tidy edges so fines do not accumulate at cut burrs. Use cleaned aggregates with a confirmed 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 pour off. Those fines will migrate into the soil, choke the pore areas at the interface, and shorten the field's life.

Then there is the tank itself. Concrete tanks with watertight joints and cast-in-place boots around penetrations lower groundwater infiltration that can overwhelm the field. On high water level websites, anti-floatation steps, such as anchors or ballast, keep tanks where they belong after a prolonged wet spring. Avoiding that action starts a cycle of small settlement, misaligned risers, and gasket failures that show up as mysterious wet spots 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 drainage begins with grading that respects gravity. That often indicates little, thoughtful slopes, not dramatic cuts. A driveway that sheds to one well-connected swale performs better than 2 shallow shoulders where water perches and then discovers its own method into soft spots.

Swales should have more attention than they get. A good swale is a shape, not a line on a plan. Consider a broad parabolic cross-section that can carry stormwater without wearing down, with side slopes stable in the provided soil. On sandy websites, a 4:1 side slope with turf holds up well. In heavier soils, including a cellular confinement layer below 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 backyard you intended to keep dry. The fix can be as easy as a 12-inch culvert set two inches listed below the swale invert and backfilled with the very same profile so mowing devices trips efficiently over it.

Curb cuts and gutter circulation on little industrial websites are another pressure point. A typical mistake is to set inlets expensive, leaving a shallow birdbath that grows with each freeze-thaw cycle. Gutter shots with a level rod can be dull 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 ensure 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 regions, seasonal highs rise several feet, especially after snowmelt or continual [excavation](#) rain. You may not see water in a test pit in July, but 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 irreversible underdrains that discharge to daylight or a legal outfall.

French drains pipes and drape drains have their place and their limits. Along a foundation, a perforated pipe in cleaned stone, covered in a non-woven geotextile, protects against fines migration and keeps the pipeline working. The geotextile is not there to filter effluent like a coffee filter; it prevents the bedding stone from moving into surrounding soils and vice versa. The line should have a cleanout and a favorable outlet. A dead-end pipeline in a sump with no place to go will merely store water versus the structure. Outlets need security too. In rural areas, we fit critter guards to keep small animals out and locate discharge points above flood levels, often reinforced with riprap to prevent scour.

On slopes where seepage zones wet the surface mid-hill, intercept drains set several feet upslope of the annoyance location can capture subsurface circulation before it emerges. Trenches in these cases are not deep wells; they follow the contour with a consistent grade, usually 0.5 to 1 percent, to a stable outlet. The technique is perseverance. A day after a rain, you might not see much in the trench. Give it a week. A consistent trickle in a 4-inch line that once soaked a yard is a victory 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. Washed 3/4-inch angular stone with very little fines promotes void area and constant flow around perforated pipe. Pea gravel compacts perfectly however can trap fines and lower seepage rates in trench systems in time. Dense-graded aggregates with fines, such as a 21A or crusher run, produce a firm base under pavements, yet need to be stayed out of zones where you count on water to move freely.

Sourcing matters as much as specification. Two providers can both claim "3/4-inch cleaned," yet one will have more flat and lengthened pieces that bridge in a different way, or slightly more fines that settle. We often request gradation results, but we never ever skip the field test: grab a double handful, rinse it, and see what the water carries away. If the bottom of the pail appears like milk, you have a drainage liability headed for your trench.

Interfaces in between products deserve attention. Bed linen a pipeline in clean stone and then backfilling with a clay-laden spoil welcomes fines to move into the voids. A basic non-woven separator fabric at that limit keeps each material truthful. On swales or daytime areas based on foot traffic, a leading dressing of native topsoil over stone is a short-term visual patch that frequently obstructs. We prefer to bring sod or seed mixes suited to the site and develop the soil profile properly so the grass prospers and secures the subgrade. Looks need to not mess up function.

When stormwater meets regulations and reality

Municipal codes have actually become more advanced, and in many places rightly so. You may be required to keep the very first inch of rains on site, limit 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 pollutants downstream. The art depends on choosing the right tools for the property and the budget.

Bioretention cells, rain gardens, and infiltration basins work best where soils can accept water at a sensible rate, say 0.25 to 1 inch per hour or better. In heavy clays, you can change to a point, but the performance ceiling is genuine. In those cases, a lined detention basin with a regulated outlet and a forebay for sediment assessment is more sincere and much easier to preserve. Permeable pavements attract attention, yet their success depends upon extensive maintenance to keep pores open and a subbase engineered to accept water without settlement. We have reclaimed clogged up surfaces with vacuum sweeping and limited success; developing in accessible pretreatment upstream saves more headaches.

For little websites, the best stormwater solution typically hides in plain sight: a set of shallow, vegetated swales that separate the drainage areas, a discreet seepage trench below a roofing system drip line, and a stout curb cut that directs overflow to a safe yard anxiety. These pieces handle regular rains that drive most pollutants and leave just the unusual, heavy storm for the outfall pipe. The result is a property that deals with the weather condition rather than bracing versus it.

Details that separate resilient from merely adequate

- Survey what you disrupt, not simply lot lines. We shoot as-built grades on swales, inlets, and essential elevations around structures. If something fails later, you have a baseline.
- Protect soils throughout construction. A couple of weeks of muddy traffic over a future yard develops a pan that sheds water for many years. Lay down construction entryways with appropriate stone, stage materials far from important drainage paths, and rip compressed areas before topsoil and seed.
- Test the system before backfilling. Circulation water through underdrains, drop dye tablets in roof leaders, and view outlets. It is quicker to change a pipe angle with the trench open than to go after wet spots in a finished yard.
- Plan for upkeep. Set up cleanouts where lines alter 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 circulation 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 threat of disintegration and sediment-laden overflow. Stage excavation so that you open only what you can stabilize 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 structure pad. Present silt fence along contour lines and make certain it is trenched and backfilled, not pinned

on the surface. Track in slopes to essential seed and mulch, and utilize tackifiers where the projection 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 crews get caught by surprise storms. Keep straw wattles, extra material, and riprap on hand, together with a plan for emergency situation inlets if momentary ponding shows up near structures or roadways. The dexterity to respond in hours, not days, can avoid a small issue from becoming a claim.

A tale of two driveways

Two driveways taught the exact 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 revealed a long, straight run with no breaks and a thin shoulder pitched slightly inward. Every storm sent thin down the wheel tracks. We cut shallow relief dips at intervals, crowned the center a little, and developed a grassed swale on the uphill side with 2 culverts at low points. The next summer season brought 3 gully-washers. The driveway sat tight, the yard filled out, and the owner called to ask if we had changed the weather off.

Years later, a commercial drive to a little warehouse revealed the very same signs at a bigger scale. Trucks turned across a flat entrance, breaking the surface area at the edge. Ponding at the curb aggravated 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 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 fix covered less than 300 square feet, however it worked because the water had a simple path.

Balancing customer objectives with site realities

Every task requests for compromises. A customer might want a basement where groundwater makes it dangerous, a flat yard where a swale needs to run, or a spending plan that prefers fast repairs. Our job is not to lecture but to explain the consequences in clear terms. We typically frame options in three dimensions: performance, cost, and upkeep. You can pick any two to optimize, but the third will move. For example, a shallow drape drain to protect a yard from hillside seepage is economical and efficient, but it requires a tidy outlet and occasional flushing. A much deeper interceptor with geotextile and a bigger stone envelope costs more in advance, yet it will run longer between maintenance cycles.

Clarity assists. If an owner comprehends that avoiding a roofing leader tie-in will press water against a structure in wind-driven rain, and that the repair later is 10 times more disruptive, most select sensibly. When they do not, document the decision and design as robustly as the constraints permit. Integrate in future gain access to where possible.

Materials and machines that earn their keep

Not every job requires elegant equipment. A compact excavator with a competent operator can outwork a bigger machine in tight sites, particularly when trench positionings thread between trees and utilities. Laser levels and turning 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, avoiding settlement that will tilt inlets or create birdbaths.

Pipe selection mixes expense and durability. SDR 35 PVC in green sewer-grade pipe serves most gravity drainage outside structures. For heavy traffic or shallow cover under drive lanes, Arrange 40 or enhanced concrete pipe might be justified. Corrugated HDPE is tempting for long runs with gentle curves, but joints and fittings must be

handled with care to avoid leakages. Where a line will carry just roof water, the risk tolerance is different than a structure drain protecting an ended up basement.

How we measure success a year later

The genuine test of drainage is not the last inspection. It is the first spring thaw, the summertime thunderstorm, and the mid-winter rain on a frozen base. We make it a practice to visit projects after big weather condition, not to sell more work, but to discover. If a swale holds water longer than anticipated, perhaps the turf requires deeper rooting or the outlet elevation crept during backfill. If an outlet reveals indications of seepage, the riprap may be undersized, or we misjudged the peak energy. That feedback loop improves the next design.

Clients frequently share small observations that matter. A property owner might state the sump pump runs less frequently after we included a downspout line, which validates the foundation drain sees lower inflow. A facility supervisor might note that a paved apron dries in an hour instead of holding moisture up until midday, signifying a subtle grade fine-tune worked. These are success measured in peaceful, not applause.



A brief field list 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 products truthful: washed aggregates where you require flow, separators in between dissimilar soils, and pipe rated for the load and cover.
- Compact backfill in lifts and verify slopes with instruments, not eyeballs.
- Leave access for maintenance: cleanouts, risers, and space to work.

Why strong websites feel effortless

A strong site is not the product of a single bright concept. It is the accumulation of mindful choices, each modest by itself. Set the sewage-disposal tank elevation so the line runs by gravity without over-deepening the field. Pick 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 carry, not lines that hope. Use detention where overflow need to 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 connected craft, the result shows up years later on. Pavements stay tight at the edges. Lawns firm up after rain rather of squishing underfoot. Basements smell like basements should, not like marshes. Storms show up, water moves, and after that it is gone. That quiet is the sound of a site built 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

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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.