

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 rarely gets praise when it works, but everyone notifications when it stops working. 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, appear simple and easy on the surface. Underneath, however, is a web of choices about soils, slope, excavation limitations, pipe products, septic systems, and aggregates. The craftsmanship depends on how these pieces fulfill the weather condition, the groundwater, and the method people utilize the property day after day.

This is a story from the field: what it requires to develop sites 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 planning, style, and execution so rainstorms become routine instead of a crisis.

Where drainage design begins

The very first job on any site is to learn. Water leaves clues long before a professional appears. Search for tide lines of silt on lawn, rills where runoff carved channels, patterns in plants where shallow groundwater keeps the soil damp in late summertime. Pull county soil maps and overlay them with topographic information from a recent study. Mark energies, easements, and setbacks. A half day invested walking the ground and another two at the desk will often conserve weeks of rework.

The most truthful part of preliminary planning includes uncomfortable questions. Does the owner's vision match the site's capacity, or will the program need to bend? You can not pave half a hillside and anticipate the initial culvert to deal with twice the flow. You might get away with it for a season or two, till you do not. On a current 6-acre facility with an included laydown yard, runoff volume jumped approximately 35 to 45 percent after grading plans broadened difficult surface area protection. The repair was not bigger pipes alone, however dispersed

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 proficient group 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 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 exposing the site's habits one container 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 moisture. When a trench wall sloughs into clay pieces rather than crumbling, you understand compaction needs to be more intentional and lifts thinner. These observations shape every choice on drainage and utilities.

There is discipline in how a crew digs when drainage matters. Trenches are cut to grade and protected from rain using sump pumps and sheeting where required. Bedding material is picked for compatibility, not just availability. Cleaned 3/4-inch stone generally works as bed linen for perforated pipeline in a drainfield or drape drain, but an energy run in urban fill might call for dense-graded aggregate with fines to produce a company platform and avoid migration under traffic. Pull a sample, squeeze it, see how it carries water. Easy tests on site notify whether the specification requires adjusting.

Problems typically originate from over-excavation. Take a septic drainfield in sandy loam. If a loader operator digs 8 to 10 inches unfathomable 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 quickly and minimize biological breakdown. Correcting that error later suggests scarifying and rebuilding the 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 well-built septic system is a public health possession, 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 polluting wells or water bodies. Those outcomes depend on style that matches the soil's actual percolation capability, not wishful thinking, and installation that protects soil structure where treatment happens.

Design begins with site-specific screening. Benefit tests or constant-head permeameter measurements do not simply produce a single number; they expose irregularity throughout the leach field location. On hillside sites, a 20 to 30 percent difference in percolation between the upslope and downslope test holes prevails. That gap 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 across trenches. You pay for the pump up front and gain a field that ages more equally over its service life.

Ventilation is another peaceful success factor. Lots of installers minimize it up until a house owner calls about smells after a stretch of cold, still weather. Appropriate venting through the roof 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 selection appears in long-lasting efficiency. Schedule 40 PVC for the structure sewage system 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 [septic systems](#) slot size and clean edges so fines do not build up at cut burrs.

Use cleaned aggregates with a verified gradation. The temptation to accept a deal load of "stone" from an unidentified source evaporates when you run a handful under water and watch cloudy fines put off. Those fines will move into the soil, choke the pore spaces at the user interface, and reduce the field's life.



Then there is the tank itself. Concrete tanks with leak-proof seams and cast-in-place boots around penetrations minimize groundwater seepage that can overwhelm the field. On high water table sites, anti-floatation procedures, such as anchors or ballast, keep tanks where they belong after an extended damp spring. Skipping that action begins a cycle of small 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 clever to go. Surface drainage starts with grading that appreciates gravity. That frequently implies small, thoughtful slopes, not dramatic cuts. A driveway that sheds to one well-connected swale performs much better than 2 shallow shoulders where water perches and then finds its own way into soft spots.

Swales are worthy of more attention than they get. A great swale is a shape, not a line on a plan. Think about a broad parabolic cross-section that can carry stormwater without wearing down, with side slopes stable in the given soil. On sandy websites, a 4:1 side slope with grass holds up well. In much heavier soils, adding a cellular confinement layer underneath topsoil can keep the shape through freeze-thaw cycles. Place check dams of stone where the grade breaks, and you slow peak flow. What matters is continuity. If a swale disappears at a driveway, that driveway becomes a dam, and water will search for the most affordable point, normally the backyard you hoped to keep dry. The fix can be as easy as a 12-inch culvert set 2 inches listed below the swale invert and backfilled with the same profile so mowing devices trips smoothly over it.

Curb cuts and seamless gutter circulation on small industrial websites are another pressure point. A typical mistake is to set inlets too expensive, leaving a shallow birdbath that grows with each freeze-thaw cycle. Gutter shots with a level rod can be boring 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 ensure the structure can accept sediment without blinding the opening.

Managing water you can not see

Groundwater is the quiet partner in every drainage conversation. In some areas, seasonal highs rise several feet, especially after snowmelt or sustained 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 structure 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 and drape drains pipes have their location and their limits. Along a foundation, a perforated pipeline in cleaned stone, covered in a non-woven geotextile, safeguards against fines migration and keeps the pipeline 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 pipe in a sump with nowhere to go will simply keep water against the structure. Outlets require protection too. In rural areas, we fit critter guards to keep little animals out and locate discharge points above flood levels, frequently reinforced with riprap to avoid scour.

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

Aggregates: the unrecognized 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 very little fines promotes void space and constant flow around perforated pipe. Pea gravel compacts well but can trap fines and decrease seepage rates in trench systems in time. Dense-graded aggregates with fines, such as a 21A or crusher run, create a firm base under pavements, yet should be stayed out of zones where you rely on water to move freely.

Sourcing matters as much as specification. 2 providers can both claim "3/4-inch washed," yet one will have more flat and elongated pieces that bridge differently, or a little more fines that settle. We often demand gradation results, however we never skip the field test: grab a double handful, wash it, and see what the water brings away. If the bottom of the container appears like milk, you have a drainage liability headed for your trench.

Interfaces in between products should have attention. Bed linen a pipe in tidy stone and after that backfilling with a clay-laden spoil invites fines to move into the voids. An easy non-woven separator material at that boundary keeps each product sincere. On swales or daylight areas subject to foot traffic, a top dressing of native topsoil over stone is a short-term visual patch that often clogs. We prefer to bring sod or seed mixes fit to the site and construct the soil profile effectively so the yard prospers and secures the subgrade. Looks need to not mess up function.

When stormwater satisfies regulations and reality

Municipal codes have actually become more sophisticated, and in lots of locations appropriately so. You might be needed to retain the first inch of rainfall on site, limit post-development peak discharge to pre-development levels, or offer water quality treatment before outfall. These guidelines exist due to the fact that unmanaged overflow erodes streams and carries contaminants downstream. The art depends on picking 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, say 0.25 to 1 inch per hour or much better. In heavy clays, you can amend to a point, but the performance ceiling is real. In those cases, a lined detention basin with a controlled outlet and a forebay for sediment examination is more truthful and simpler to keep. Permeable pavements attract attention, yet their success depends upon strenuous upkeep to keep pores open and a subbase engineered to accept water without settlement. We have recovered clogged surfaces with vacuum sweeping and limited success; designing in available pretreatment upstream conserves more headaches.

For little websites, the best stormwater option frequently conceals 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 depression. These pieces handle frequent rains that drive most pollutants and leave only the uncommon, heavy storm for the outfall pipe. The result is a property that works with the weather rather than bracing against 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 key 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 produces a pan that sheds water for many years. Set construction entrances with proper stone, stage products away from crucial drainage courses, and rip compressed areas before topsoil and seed.
- Test the system before backfilling. Flow water through underdrains, drop color tablets in roofing system leaders, and see outlets. It is much faster to change a pipeline angle with the trench open than to go after wet discolorations in a completed yard.
- Plan for maintenance. Set up cleanouts where lines change direction or every 100 feet. Leave risers accessible, label shutoffs, and file with simple sketches. A future owner will thank you when they need to discover 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 disintegration and sediment-laden overflow. Stage excavation so that you open just what you can support within a few days. In practice, that appears like cutting a pond and swales first, so you have a place to send water before you touch the structure pad. Present silt fence along shape lines and make sure it is trenched and backfilled, not pinned on the surface area. Track in slopes to key seed and mulch, and use tackifiers where the projection calls for showers. A half inch of rain on fresh mulch can undo a week's work if it slides off.

Even the very best crews get caught by surprise storms. Keep straw wattles, additional fabric, and riprap on hand, in addition to a plan for emergency inlets if short-term ponding shows up near structures or roads. The dexterity to react in hours, not days, can prevent 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 grumbled 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 thin down the wheel tracks. We cut shallow relief dips at intervals, crowned the center somewhat, and built a grassed swale on the

uphill side with two culverts at low points. The next summer brought 3 gully-washers. The driveway stayed put, the turf filled out, and the owner contacted us to ask if we had changed the weather condition off.

Years later, a commercial drive to a small warehouse revealed the exact same signs at a larger scale. Trucks turned across a flat entrance, breaking the surface at the edge. Ponding at the curb intensified the issue. This time the fix was accuracy instead of earthwork. We re-set 2 inlets half an inch lower, grated a shallow rain gutter line, and changed 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 entire fix covered less than 300 square feet, however it worked due to the fact that the water had a simple path.



Balancing client goals with site realities

Every job requests for trade-offs. A client may want a basement where groundwater makes it dangerous, a flat yard where a swale needs to run, or a budget that chooses fast repairs. Our task is not to lecture however to discuss the consequences in clear terms. We frequently frame choices in 3 measurements: performance, expense, and maintenance. You can choose any 2 to enhance, however the third will move. For example, a shallow drape drain to safeguard a yard from hillside seepage is affordable and reliable, however it needs 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 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, and that the repair later is 10 times more disruptive, most choose carefully. When they do not, document the choice and design as robustly as the restrictions permit. Integrate in future access where possible.

Materials and machines that make their keep

Not every job needs fancy devices. A compact excavator with a proficient operator can outwork a larger maker in tight websites, especially 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 wrong place can make a pipe back-

pitch. Plate compactors and leaping jacks set trench backfill in lifts, preventing settlement that will tilt inlets or produce birdbaths.



Pipe choice mixes cost 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, Set up 40 or reinforced concrete pipe might be warranted. Corrugated HDPE is tempting for long terms with mild curves, but joints and fittings must be managed with care to avoid leaks. Where a line will carry just roofing system water, the threat tolerance is different than a foundation drain protecting a finished basement.

How we measure success a year later

The genuine test of drainage is not the last assessment. It is the first spring thaw, the summer season thunderstorm, and the mid-winter rain on a frozen base. We make it a practice to check out jobs after huge weather condition, not to offer more work, but to discover. If a swale holds water longer than anticipated, maybe the grass requires much deeper rooting or the outlet elevation crept during backfill. If an outlet reveals indications of scour, the riprap might be undersized, or we misjudged the peak energy. That feedback loop fine-tunes the next design.

Clients often share little observations that matter. A homeowner might say the sump pump runs less regularly 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 moisture up until midday, signaling a subtle grade fine-tune worked. These are victories measured in quiet, not applause.

A short field checklist for durable drainage

- Follow water from the greatest corner of the site to the lowest, on foot, after a rain if possible.
- Verify outlet elevations and capabilities before finalizing inlet and swale grades.
- Keep materials honest: cleaned aggregates where you need flow, separators between dissimilar soils, and pipe ranked for the load and cover.
- Compact backfill in lifts and validate slopes with instruments, not eyeballs.
- Leave gain access to for maintenance: cleanouts, risers, and area to work.

Why strong sites feel effortless

A strong site is not the item of a single bright concept. It is the build-up of mindful options, each modest by itself. Set the septic system elevation so the line runs by gravity without over-deepening the field. Pick aggregates that drain rather than block. Excavate to grade and no even more. Keep roof water out of the structure drain. Style swales as shapes that bring, not lines that hope. Usage detention where runoff should 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 outcome appears years later on. Pavements stay tight at the edges. Yards firm up after rain instead of squishing underfoot. Basements smell like basements should, not like marshes. Storms arrive, water relocations, and after that it is gone. That quiet is the sound 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

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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.