

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, however everyone notifications when it stops working. That is the paradox at the heart of land services. The most successful websites, whether a quiet acre with a brand-new home or a logistics lawn pulsing with trucks, appear uncomplicated on the surface. Beneath, nevertheless, is a web of options about soils, slope, excavation limitations, pipeline materials, septic systems, and aggregates. The craftsmanship depends on how these pieces satisfy the weather condition, the groundwater, and the way people use the property day after day.

This is a story from the field: what it requires to construct websites that resist water damage, safeguard health, and age gracefully. It has to do with the discipline behind the word "drainage," and how a capable land services company ties together preparing, style, and execution so rainstorms end up being routine rather than a crisis.

Where drainage design begins

The first job on any site is to discover. Water leaves ideas long before a contractor shows up. Search for tide lines of silt on grass, rills where runoff sculpted channels, patterns in plants where shallow groundwater keeps the soil damp in late summer season. Pull county soil maps and overlay them with topographic data from a recent study. Mark utilities, easements, and problems. A half day invested strolling the ground and another two at the desk will frequently save weeks of rework.

The most truthful part of preliminary planning consists of unpleasant concerns. 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 two times the flow. You may get away with it for a season or more, up until you do not. On a current 6-acre facility with an included laydown backyard, runoff volume jumped roughly 35 to 45 percent after grading plans expanded difficult surface area protection. The repair was not bigger pipelines alone,

but distributed detention with shallow swales and a stone seepage trench that bled peak circulations into a vegetated location before reaching the primary 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, generally the 2-year, 10-year, and 25-year events, sometimes the 100-year for safety-critical crossings. Those numbers are not scholastic. They tell you whether the ditch you thought 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 behavior one pail at a time. When you cut into a slope and watch water seep mid-bank, you discover the seasonal water level and how the soil holds or sheds moisture. When a trench wall sloughs into clay pieces rather of falling apart, you understand compaction needs to be more deliberate 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 using sump pumps and sheeting where essential. Bedding product is selected for compatibility, not just availability. Cleaned 3/4-inch stone usually works as bedding for perforated pipe in a drainfield or drape drain, but an energy run in city fill may require dense-graded aggregate with fines to develop a company platform and prevent migration under traffic. Pull a sample, capture it, see how it carries water. Basic tests on site notify whether the spec needs adjusting.



Problems frequently 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 seepage pattern modifications. The stone sump can short-circuit the soil's native treatment layer, enabling effluent to move too rapidly and reduce biological breakdown. Fixing that error later means scarifying and restoring the user interface, which costs money and time. A mindful 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 property, 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 polluting wells or water bodies. Those outcomes depend on design that matches the soil's real percolation capability, not wishful thinking, and installation that maintains soil structure where treatment happens.

Design begins with site-specific testing. Perk tests or constant-head permeameter measurements do not just produce a single number; they reveal variability throughout the leach field location. On hillside sites, a 20 to 30 percent distinction in percolation between the upslope and downslope test holes is common. That gap matters for circulation. Gravity systems can be tuned with drop boxes to even out flow, but pressure dosing is frequently the much better option for uniform loading throughout trenches. You spend for the pump up front and get a field that ages more equally over its service life.

Ventilation is another quiet success element. Lots of installers downplay it till a property owner calls about odors after a stretch of cold, still weather. Appropriate venting through the roof stack and thoughtful routing of the building drain to avoid traps at odd elevations keep air moving, which supports aerobic activity in the soil interface.

Material selection appears in long-lasting efficiency. Set up 40 PVC for the building drain and tank inlets holds up to settlement and prevents the flex that can break seals. In the drainfield, perforated pipeline quality varies; look for constant slot size and clean edges so fines do not build up at cut burrs. Usage washed aggregates with a verified gradation. The temptation to accept a deal load of "stone" from an unknown source vaporizes 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 shorten the field's life.

Then there is the tank itself. Concrete tanks with watertight joints and cast-in-place boots around penetrations reduce groundwater infiltration that can overwhelm the field. On high water level websites, anti-floatation measures, such as anchors or ballast, keep tanks where they belong after an extended damp spring. Avoiding that step starts a cycle of small settlement, misaligned risers, and gasket failures that show up as strange damp areas around the access lids.

The unglamorous art of surface area drainage

Most drainage failures take place above the pipeline. The best subsurface system can not save a site if water hurrying throughout the grade has no place clever to go. Surface area drainage starts with grading that respects gravity. That often indicates small, thoughtful slopes, not dramatic cuts. A driveway that sheds to one well-connected swale performs better than 2 shallow shoulders where water sets down and then discovers 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 plan. Think about 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 heavier soils, including 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 circulation. What matters is connection. If a swale disappears at a driveway, that driveway becomes a dam, and water will look for the most affordable point, usually the lawn you wanted to keep dry. The fix can be as basic as a 12-inch culvert set two inches listed below the swale invert and backfilled with the very same profile so mowing equipment rides smoothly over it.

Curb cuts and gutter flow on little 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 quiet partner in every drainage conversation. In some regions, seasonal highs increase several feet, specifically after snowmelt or sustained rain. You may not see water in a test pit in July, however the iron staining on the wall at 18 to 24 inches informs the story. Regard that. Set building footings and basements with a buffer above that seasonal mark if possible, or strategy permanent underdrains that discharge to daytime or a legal outfall.

French drains pipes and curtain drains have their location and their limitations. Along a foundation, a perforated pipe in cleaned stone, covered in a non-woven geotextile, safeguards versus 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 must have a cleanout and a positive outlet. A dead-end pipeline in a sump with no place to go will merely store water versus the structure. Outlets require defense too. In backwoods, we fit animal guards to keep small animals out and find discharge points above flood levels, often reinforced with riprap to avoid scour.

On slopes where seepage zones damp the surface mid-hill, intercept drains pipes set several feet upslope of the annoyance location can capture subsurface flow before it emerges. Trenches in these cases are not deep wells; they follow the contour with a consistent grade, typically 0.5 to 1 percent, to a steady outlet. The technique is perseverance. A day after a rain, you might not see much in the trench. Offer it a week. A steady trickle in a 4-inch line that as soon as soaked a backyard is a victory [aggregates](#) you can hear.

Aggregates: the unsung 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 constant flow around perforated pipeline. Pea gravel compacts perfectly however can trap fines and lower 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 rely on water to move freely.

Sourcing matters as much as spec. 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 somewhat more fines that settle. We in some cases request gradation results, however 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 bucket appears like milk, you have a drainage liability headed for your trench.

Interfaces in between materials are worthy of attention. Bed linen a pipe in tidy stone and then backfilling with a clay-laden spoil invites fines to move into the voids. A simple non-woven separator material at that border keeps each material truthful. On swales or daytime locations subject to foot traffic, a leading dressing of native topsoil over stone is a short-term visual patch that typically blocks. We choose to bring sod or seed mixes fit to the site and develop the soil profile effectively so the lawn prospers and safeguards the subgrade. Looks ought to not mess up function.

When stormwater fulfills policies and reality

Municipal codes have actually become more sophisticated, and in numerous locations rightly so. You may be required to maintain the first inch of rainfall on site, limitation post-development peak discharge to pre-development levels, or provide water quality treatment before outfall. These guidelines exist because unmanaged runoff deteriorates streams and carries contaminants downstream. The art depends on 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 a reasonable rate, say 0.25 to 1 inch per hour or much better. In heavy clays, you can amend to a point, however the performance ceiling is real. In those cases, a lined detention basin with a regulated outlet and a forebay for sediment examination is more honest and much easier to maintain. Permeable pavements attract attention, yet their success depends on extensive upkeep to keep pores open and a subbase crafted to accept water without settlement. We have recovered stopped up surface areas with vacuum sweeping and limited success; designing in accessible pretreatment upstream conserves more headaches.

For little websites, the very best stormwater option 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 handle frequent rains that drive most toxins and leave only the rare, heavy storm for the outfall pipeline. The outcome is a property that works with the weather rather than bracing versus it.

Details that separate long lasting from simply adequate

- Survey what you disrupt, not simply lot lines. We shoot as-built grades on swales, inlets, and crucial 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 creates a pan that sheds water for years. Put down construction entrances with appropriate stone, phase materials away from critical drainage paths, and rip compacted locations before topsoil and seed.
- Test the system before backfilling. Circulation water through underdrains, drop color tablets in roofing leaders, and view outlets. It is faster to adjust a pipeline angle with the trench open than to chase wet stains in an ended up yard.
- Plan for maintenance. Set up cleanouts where lines alter instructions or every 100 feet. Leave risers available, label shutoffs, and file with simple sketches. A future owner will thank you when they need to discover a circulation 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 danger of disintegration and sediment-laden runoff. Stage excavation so that you open only what you can support within a few days. In practice, that looks like cutting a pond and swales initially, so you belong to send out water before you touch the building pad. Roll out 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 use tackifiers where the forecast calls for showers. A half inch of rain on fresh mulch can undo a week's work if it moves off.

Even the best crews get caught by surprise storms. Keep straw wattles, additional material, and riprap on hand, in addition to a plan for emergency inlets if momentary ponding shows up near structures or roads. The agility to respond in hours, not days, can prevent a small issue 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 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 periods, crowned the center somewhat, and constructed a grassed swale on the uphill side with two culverts at low points. The next summer season brought three gully-washers. The driveway sat tight, the lawn filled in, and the owner contacted us to ask if we had switched the weather condition off.

Years later on, a commercial drive to a little storage facility revealed the very same symptoms at a bigger scale. Trucks turned across a flat entryway, breaking the surface at the edge. Ponding at the curb intensified the issue. This time the repair was accuracy instead of earthwork. We re-set 2 inlets half an inch lower, grated a shallow seamless gutter line, and changed the curb cut geometry to assist circulations align with the inlet throat. The rutting stopped, and the asphalt edge survived trucks that would have chewed it up the season before. The whole fix covered less than 300 square feet, but it worked due to the fact that the water had a simple path.

Balancing customer objectives with site realities

Every job asks for compromises. A customer might want a basement where groundwater makes it dangerous, a flat yard where a swale needs to run, or a budget that prefers quick fixes. Our task is not to lecture however to describe the effects in clear terms. We frequently frame choices in three measurements: performance, cost, and maintenance. You can select any 2 to optimize, however the third will move. For example, a shallow drape drain

to safeguard a backyard from hillside seepage is affordable and efficient, however it needs a tidy 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 maintenance cycles.

Clarity helps. If an owner comprehends that skipping a roofing system leader tie-in will press water against a foundation in wind-driven rain, and that the repair later on is ten times more disruptive, most choose sensibly. When they do not, document the choice and style as robustly as the restrictions permit. Build in future gain access to where possible.

Materials and devices that make their keep

Not every task needs elegant equipment. A compact excavator with a proficient operator can outwork a larger maker in tight websites, specifically 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 location can make a pipeline back-pitch. Plate compactors and jumping jacks set trench backfill in lifts, avoiding settlement that will tilt inlets or produce birdbaths.

Pipe selection mixes expense and durability. SDR 35 PVC in green sewer-grade pipeline serves most gravity drainage outside structures. For heavy traffic or shallow cover under drive lanes, Arrange 40 or strengthened concrete pipeline might be warranted. Corrugated HDPE is appealing for long terms with gentle curves, but joints and fittings must be handled with care to avoid leaks. Where a line will bring only roofing system water, the threat tolerance is various than a structure drain securing an ended up basement.

How we measure success a year later

The genuine test of drainage is not the final inspection. It is the very first spring thaw, the summer thunderstorm, and the mid-winter rain on a frozen base. We make it a practice to check out projects after big weather, not to sell more work, but to discover. If a swale holds water longer than anticipated, possibly the grass needs much deeper rooting or the outlet elevation crept during backfill. If an outlet shows signs of search, the riprap may be undersized, or we misjudged the peak energy. That feedback loop refines the next design.



Clients frequently share little observations that matter. A house owner may say the sump pump runs less frequently after we added a downspout line, which verifies the foundation drain sees lower inflow. A facility supervisor may note that a paved apron dries in an hour rather of holding moisture till midday, indicating a subtle grade tweak worked. These are triumphes measured in quiet, not applause.

A short field checklist for resilient drainage

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

Why strong websites feel effortless

A strong site is not the product of a single brilliant concept. It is the accumulation of cautious choices, 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 instead of obstruct. Excavate to grade and no even more. Keep roofing 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 connected craft, the result appears years later on. Pavements remain tight at the edges. Yards company up after rain instead of squishing underfoot. Basements smell like basements should, not like marshes. Storms get here, water relocations, and after that it is gone. That peaceful 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 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 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](#)

Before heading to [Midland Center for the Arts](#), many homeowners coordinate excavation, septic systems upgrades, drainage fixes, and aggregates placement to keep their property project-ready.