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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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Good drainage rarely gets praise when it works, but everyone notices when it fails. That is the paradox at the heart of land services. The most successful sites, whether a peaceful acre with a new home or a logistics yard pulsing with trucks, appear simple and easy on the surface area. Beneath, nevertheless, is a web of options about soils, slope, excavation limitations, pipe products, septic systems, and aggregates. The workmanship depends on how these pieces satisfy the weather, the groundwater, and the way people utilize the property day after day.

This is a story from the field: what it takes to build sites that resist water damage, secure health, and age with dignity. It is about the discipline behind the word "drainage," and how a capable land services business ties together planning, style, and execution so rainstorms become regular instead of a crisis.

Where drainage style begins

The first task on any site is to discover. Water leaves clues long before a professional shows up. Look for tide lines of silt on lawn, rills where runoff sculpted channels, patterns in plants where shallow groundwater keeps the soil damp in late summertime. Pull county soil maps and overlay them with topographic data from a recent study. Mark easements, and obstacles. A half day spent strolling the ground and another two at the desk will frequently save weeks of rework.

The most honest part of preliminary planning includes uneasy 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 anticipate the initial culvert to manage 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 added laydown backyard, runoff volume leapt approximately 35 to 45 percent after grading plans broadened hard surface area coverage. The repair was not bigger pipes alone, but distributed detention with shallow swales and a stone seepage trench that bled peak flows into a vegetated location before reaching the main outfall.

Hydrology sets the tone for whatever that follows. A proficient group will design pre- and post-development runoff for style storms in the local jurisdiction, typically the 2-year, 10-year, and 25-year events, sometimes the 100-year for safety-critical crossings. Those numbers are not academic. They tell you whether the ditch you thought 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 habits 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 rather of collapsing, you understand compaction needs to be more purposeful and raises 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 safeguarded from rain utilizing sump pumps and sheeting where necessary. Bedding material is picked for compatibility, not just availability.

Washed 3/4-inch stone normally works as bedding for perforated pipe in a drainfield or curtain drain, but an energy run in city fill may require dense-graded aggregate with fines to create 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 specification requires adjusting.

Problems typically 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 infiltration pattern modifications. The stone sump can short-circuit the soil's native treatment layer, allowing effluent to move too quickly and minimize biological breakdown. Correcting that mistake later on indicates scarifying and reconstructing the interface, which costs time and money. A cautious hand on the controls and a tape measure in the trench beat heroics after the fact.

Septic systems that last longer than permits

A sturdy septic system is a public health possession, even when it serves a single home. It has two jobs: treat wastewater to a safe level, and move it into the ground without surfacing or infecting wells or water bodies. Those results depend upon design that matches the soil's real percolation capability, not wishful thinking, and setup that maintains 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 expose variability across 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 space matters for distribution. Gravity systems can be tuned with drop boxes to level circulation, but pressure dosing is frequently the much better choice for uniform loading throughout trenches. You pay for the pump [septic systems](#) up front and get a field that ages more equally over its service life.

Ventilation is another quiet success aspect. Lots of installers minimize it till a property owner calls about odors after a stretch of cold, still weather. Correct venting through the roofing system 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 appears in long-term performance. Schedule 40 PVC for the structure sewer and tank inlets holds up to settlement and avoids the flex that can break seals. In the drainfield, perforated pipeline quality varies; look for constant slot size and tidy edges so fines do not collect at cut burrs. Usage cleaned aggregates with a validated gradation. The temptation to accept a bargain load of "stone" from an unidentified source vaporizes when you run a handful under water and watch cloudy fines pour off. Those fines will move into the soil, choke the pore areas at the user interface, and reduce the field's life.

Then there is the tank itself. Concrete tanks with watertight seams and cast-in-place boots around penetrations decrease groundwater seepage that can overwhelm the field. On high water table websites, anti-floatation procedures, such as anchors or ballast, keep tanks where they belong after a prolonged damp spring. Skipping that step begins a cycle of small settlement, misaligned risers, and gasket failures that show up as mysterious wet areas around the gain access to lids.

The unglamorous art of surface area drainage

Most drainage failures occur above the pipe. The very best subsurface system can not save a site if water hurrying throughout the grade has nowhere clever to go. Surface area drainage begins with grading that respects gravity. That typically suggests small, thoughtful slopes, not significant cuts. A driveway that sheds to one well-connected swale performs 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 good swale is a shape, not a line on a strategy. Think of a broad parabolic cross-section that can carry stormwater without eroding, with side slopes stable in the provided soil. On sandy websites, a 4:1 side slope with grass holds up well. In much 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 lowest point, usually the backyard you wished 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 exact same profile so mowing devices trips smoothly over it.



Curb cuts and gutter flow on small industrial websites are another pressure point. A typical error is to set inlets expensive, leaving a shallow birdbath that grows with each freeze-thaw cycle. Rain 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 areas, seasonal highs increase several feet, especially after snowmelt or sustained rain. You might not see water in a test pit in July, but the iron staining on the wall at 18 to 24 inches informs the story. Respect that. Set building footings and basements with a buffer above that seasonal mark if possible, or strategy long-term underdrains that discharge to daylight or a legal outfall.

French drains pipes and drape drains pipes have their location and their limits. Along a foundation, a perforated pipeline in washed stone, wrapped 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 bed linen stone from moving into surrounding soils and vice versa. The line needs to have a cleanout and a positive outlet. A dead-end pipe in a sump with nowhere to go will merely store water against the structure. Outlets require security too. In backwoods, we fit animal guards to keep small animals out and locate discharge points above flood levels, typically reinforced with riprap to prevent scour.



On slopes where seepage zones damp the surface area mid-hill, intercept drains set several feet upslope of the nuisance area can catch subsurface circulation before it emerges. Trenches in these cases are not deep wells; they follow the shape with a constant grade, generally 0.5 to 1 percent, to a steady outlet. The trick is perseverance. A day after a rain, you

might not see much in the trench. Offer it a week. A constant trickle in a 4-inch line that when soaked a yard is a success 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 performance. Cleaned 3/4-inch angular stone with very little fines promotes void area and constant flow around perforated pipeline. Pea gravel compacts well however can trap fines and decrease infiltration rates in trench systems in time. Dense-graded aggregates with fines, such as a 21A or crusher run, develop a firm base under pavements, yet need to be kept out of zones where you count on water to move freely.

Sourcing matters as much as spec. 2 suppliers can both claim "3/4-inch washed," yet one will have more flat and lengthened pieces that bridge in a different way, or a little more fines that settle. We in some cases request gradation results, however we never ever skip the field test: get a double handful, wash it, and see what the water brings away. If the bottom of the pail looks like milk, you have a drainage liability headed for your trench.

Interfaces between materials deserve attention. Bed linen a pipe in clean stone and then backfilling with a clay-laden spoil invites fines to migrate into deep spaces. An easy non-woven separator fabric at that limit keeps each product honest. On swales or daylight areas based on foot traffic, a leading dressing of native topsoil over stone is a short-term aesthetic spot that frequently clogs. We prefer to bring sod or seed blends fit to the site and construct the soil profile properly so the yard thrives and secures the subgrade. Looks must not mess up function.

When stormwater fulfills regulations and reality

Municipal codes have actually become more sophisticated, and in many locations appropriately so. You might be required to retain the very first inch of rains on site, limit post-development peak discharge to pre-development levels, or supply water quality treatment before outfall. These rules exist due to the fact that unmanaged overflow erodes streams and brings toxins 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 an affordable rate, say 0.25 to 1 inch per hour or much better. In heavy clays, you can modify 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 honest and much easier to maintain. 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 actually recovered blocked surface areas with vacuum sweeping and limited success; creating in accessible pretreatment upstream conserves more headaches.

For small websites, the very best stormwater option often hides in plain sight: a set of shallow, vegetated swales that break up the drainage areas, a discreet seepage trench below a roof drip line, and a stout curb cut that directs overflow to a safe lawn depression. These pieces handle regular rains that drive most pollutants and leave only the uncommon, heavy storm for the outfall pipe. The outcome is a property that works with the weather rather than bracing against it.

Details that separate long lasting from merely adequate

- Survey what you disrupt, not simply lot lines. We shoot as-built grades on swales, inlets, and crucial elevations around structures. If something goes wrong later on, you have a baseline.
- Protect soils during construction. A couple of weeks of muddy traffic over a future lawn creates a pan that sheds water for years. Lay down construction entryways with appropriate stone, stage materials far from critical drainage courses, and rip compacted areas before topsoil and seed.
- Test the system before backfilling. Flow water through underdrains, drop dye tablets in roofing system leaders, and view outlets. It is much faster to adjust a pipe angle with the trench open than to go after wet spots in a completed yard.
- Plan for upkeep. Set up cleanouts where lines alter direction or every 100 feet. Leave risers accessible, label shutoffs, and document with simple 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 just what you can support within a couple of days. In practice, that looks

like cutting a pond and swales first, so you have a place to send out water before you touch the structure pad. Roll out silt fence along shape lines and ensure it is trenched and backfilled, not pinned on the surface area. Track in slopes to key seed and mulch, and utilize tackifiers where the forecast calls for showers. A half inch of rain on fresh mulch can reverse a week's work if it slides off.

Even the very best crews get caught by surprise storms. Keep straw wattles, extra material, and riprap on hand, along with a prepare for emergency situation inlets if momentary ponding shows up near structures or roads. The dexterity to react in hours, not days, can prevent a little issue from ending up being a claim.

A tale of 2 driveways

Two driveways taught the very same lesson a decade 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 revealed a long, straight run with no breaks and a thin shoulder pitched a little inward. Every storm sent out 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 2 culverts at low points. The next summer season brought 3 gully-washers. The driveway sat tight, the turf completed, and the owner contacted us to ask if we had switched the weather off.

Years later, a commercial drive to a small warehouse showed the very same symptoms at a larger scale. Trucks turned across a flat entryway, breaking the surface area at the edge. Ponding at the curb worsened the problem. This time the repair was precision 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 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, but it worked since the water had an easy path.

Balancing client objectives with site realities

Every job asks for compromises. A customer might desire a basement where groundwater makes it risky, a flat yard where a swale needs to run, or a budget that chooses fast fixes. Our task is not to lecture but to explain the repercussions in clear terms. We typically frame choices in 3 dimensions: efficiency, expense, and upkeep. You can select any 2 to optimize, however the third will move. For instance, a shallow drape drain to secure a backyard from hillside seepage is low-cost and efficient, but it needs a clean outlet and periodic flushing. A deeper interceptor with geotextile and a bigger stone envelope costs more in advance, yet it will run longer in between maintenance cycles.



Clarity assists. If an owner comprehends that avoiding a roofing leader tie-in will press water against a foundation in wind-driven rain, which the repair later is ten times more disruptive, most choose sensibly. When they do not, record the choice and design as robustly as the constraints enable. Integrate in future gain access to where possible.

Materials and makers that make their keep

Not every task needs expensive 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 pay for themselves in drainage work, where a tenth of a foot at the wrong place can make a pipe back-pitch. Plate compactors and jumping jacks set trench backfill in lifts, avoiding settlement that will tilt inlets or produce birdbaths.

Pipe selection 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, Schedule 40 or enhanced concrete pipe may be warranted. Corrugated HDPE is tempting for long terms with gentle curves, but joints and fittings must be handled with care to avoid leaks. Where a line will bring just roofing system water, the risk tolerance is different than a foundation drain safeguarding a finished basement.

How we measure success a year later

The real test of drainage is not the final examination. 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 go to jobs after huge weather condition, not to offer more work, but to learn. If a swale holds water longer than anticipated, maybe the grass requires deeper rooting or the outlet elevation crept throughout backfill. If an outlet reveals signs of scour, the riprap might be undersized, or we misjudged the peak energy. That feedback loop improves the next design.

Clients typically share small observations that matter. A homeowner might say the sump pump runs less frequently after we included a downspout line, which validates the structure drain sees lower inflow. A facility manager may keep in mind that a paved apron dries in an hour rather of holding moisture until midday, signaling a subtle grade fine-tune worked. These are success determined in quiet, not applause.

A short field checklist for durable drainage

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

Why strong sites feel effortless

A strong site is not the item of a single brilliant idea. It is the accumulation of cautious choices, each modest on its own. Set the sewage-disposal tank elevation so the line runs by gravity without over-deepening the field. Select aggregates that drain pipes instead of block. Excavate to grade and no further. Keep roofing water out of the foundation drain. Design swales as shapes that bring, not lines that hope. Use detention where runoff must be tamed, and spread water across landscapes that can accept it.

When a land services business treats excavation, septic systems, drainage, and aggregates as a connected craft, the result appears years later on. Pavements remain 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 relocations, and after that it is gone. That peaceful 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 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](#)

After enjoying the river views at [The Tridge](#) in Chippewassee Park, locals frequently book excavation, inspect septic systems, correct drainage issues, and add aggregates to stabilize wet areas.