

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 notices when it fails. That is the paradox at the heart of land services. The most successful sites, whether a quiet acre with a new home or a logistics backyard pulsing with trucks, appear uncomplicated on the surface. Underneath, however, is a web of choices about soils, slope, excavation limitations, pipeline products, septic systems, and aggregates. The workmanship depends on how these pieces satisfy the weather, the groundwater, and the way people use the property day after day.

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

Where drainage design begins

The very first job on any site is to find out. Water leaves hints long before a contractor shows up. Try to find tide lines of silt on grass, rills where runoff carved channels, patterns in plant life where shallow groundwater keeps the soil damp in late summer. Pull county soil maps and overlay them with topographic data from a current survey. Mark utilities, easements, and obstacles. A half day invested strolling the ground and another two at the desk will typically save weeks of rework.

The most honest part of preliminary planning includes uncomfortable concerns. Does the owner's vision match the site's capability, or will the program need to flex? You can not pave half a hillside and expect the initial culvert to manage twice the flow. You might get away with it for a season or 2, up until you do not. On a recent 6-acre facility with an added laydown backyard, runoff volume leapt roughly 35 to 45 percent after grading plans expanded hard surface area protection. The fix was not bigger pipelines alone, but 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 competent group will model pre- and post-development runoff for style storms in the local jurisdiction, normally the 2-year, 10-year, and 25-year occasions, often the 100-year for safety-critical crossings. Those numbers are not academic. They inform you whether the ditch you thought would work will instead overtop the driveway and cut a rut big enough to swallow a tire.

Excavation with a purpose

Excavation is more than moving dirt. It is the act of revealing the site's behavior one bucket 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 wetness. When a trench wall sloughs into clay pieces instead of crumbling, you know compaction must be more intentional and lifts thinner. These observations shape every decision on drainage and utilities.

There is discipline in how a team digs when drainage matters. Trenches are cut to grade and protected from rain utilizing sump pumps and sheeting where required. Bed linen product is picked for compatibility, not simply schedule. Cleaned 3/4-inch stone usually works as bedding for perforated pipeline in a drainfield or curtain drain, but an utility run in metropolitan fill might call for dense-graded aggregate with fines to produce a company platform and prevent migration under traffic. Pull a sample, capture it, see how it carries water. Basic tests on site inform 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 seepage pattern changes. The stone sump can short-circuit the soil's native treatment layer, permitting effluent to move too quickly and minimize biological breakdown. Remedying that error later suggests scarifying and rebuilding the user 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 durable 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 emerging or polluting wells or water bodies. Those outcomes depend on style that matches the soil's real percolation capacity, not wishful thinking, and installation that maintains soil structure where treatment happens.

Design begins with site-specific screening. Advantage tests or constant-head permeameter measurements do not just produce a single number; they expose irregularity across the leach field area. On hillside websites, a 20 to 30 percent difference in percolation in between the upslope and downslope test holes is common. That gap matters for distribution. Gravity systems can be tuned with drop boxes to even out flow, however pressure dosing is often the much better option for uniform loading throughout [drainage](#) trenches. You pay for the pump up front and gain a field that ages more uniformly over its service life.

Ventilation is another quiet success aspect. Many installers minimize it up until a house 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 avoid traps at odd elevations keep air moving, which supports aerobic activity in the soil interface.

Material choice appears in long-term performance. Arrange 40 PVC for the building sewage system and tank inlets holds up to settlement and avoids the flex that can break seals. In the drainfield, perforated pipeline quality differs; look for constant slot size and clean 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 evaporates when you run a handful under water and watch cloudy fines pour off. Those fines will migrate into the soil, choke the pore spaces at the user interface, and shorten the field's life.



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

The unglamorous art of surface area drainage

Most drainage failures take place above the pipe. The best subsurface system can not save a site if water rushing throughout the grade has no place clever to go. Surface drainage starts with grading that appreciates gravity. That frequently implies little, thoughtful slopes, not dramatic cuts. A driveway that sheds to one well-connected swale carries out much better than 2 shallow shoulders where water sets down and after that discovers its own method into soft spots.

Swales should have more attention than they get. An excellent swale is a shape, not a line on a plan. Consider a broad parabolic cross-section that can bring stormwater without deteriorating, with side slopes stable in the provided soil. On sandy sites, a 4:1 side slope with grass holds up well. In much heavier soils, adding a cellular confinement layer beneath topsoil can keep the shape through freeze-thaw cycles. Location check dams of stone where the grade breaks, and you sluggish peak circulation. What matters is continuity. If a swale vanishes at a driveway, that driveway becomes a dam, and water will search for the lowest point, typically the yard you wanted to keep dry. The repair can be as basic as a 12-inch culvert set 2 inches listed below the swale invert and backfilled with the same profile so mowing devices trips efficiently over it.

Curb cuts and rain gutter flow on little commercial sites are another pressure point. A common error is to set inlets too high, leaving a shallow birdbath that grows with each freeze-thaw cycle. Seamless gutter shots with a level rod can be dull 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 numerous feet, particularly 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. Respect that. Set building footings and basements with a buffer above that seasonal mark if possible, or strategy long-term underdrains that release to daylight or a legal outfall.

French drains pipes and drape drains pipes have their place and their limits. Along a structure, a perforated pipeline in cleaned stone, wrapped in a non-woven geotextile, secures against 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 favorable outlet. A dead-end pipe in a sump with no place to go will simply store water against the structure. Outlets require security too. In backwoods, we fit animal guards to keep small animals out and find discharge points above flood levels, often strengthened with riprap to prevent scour.

On slopes where seepage zones damp the surface area mid-hill, obstruct drains pipes set several feet upslope of the annoyance location can record subsurface circulation before it emerges. Trenches in these cases are not deep wells; they follow the contour with a consistent grade, generally 0.5 to 1 percent, to a steady outlet. The technique is persistence. A day after a rain, you might not see much in the trench. Give it a week. A stable 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 tidiness of the aggregate makes or breaks drainage performance. Cleaned 3/4-inch angular stone with minimal fines promotes void area and constant circulation around perforated pipe. Pea gravel compacts well but can trap fines and minimize seepage rates in trench systems gradually. Dense-graded aggregates with fines, such as a 21A or crusher run, develop a firm base under pavements, yet must be kept out of zones where you rely on water to move freely.

Sourcing matters as much as spec. 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 in some cases request gradation results, however we never avoid the field test: grab a double handful, wash it, and see what the water carries away. If the bottom of the container looks like milk, you have a drainage liability headed for your trench.

Interfaces between materials should have attention. Bedding a pipe in tidy stone and then backfilling with a clay-laden spoil invites fines to move into deep spaces. A simple non-woven separator fabric at that border keeps each product honest. On swales or daylight areas subject to foot traffic, a leading dressing of native topsoil over stone is a short-term visual patch that typically obstructs. We choose to bring sod or seed mixes matched to the site and build the soil profile correctly so the grass grows and protects the subgrade. Looks must not mess up function.

When stormwater meets guidelines and reality

Municipal codes have actually ended up being more sophisticated, and in lots of places appropriately so. You may be needed to keep 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 runoff wears down streams and carries toxins downstream. The art lies in 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 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 examination is more truthful and much easier to keep. Permeable pavements bring in attention, yet their success depends upon rigorous maintenance to keep pores open and a subbase crafted to accept water without settlement. We have actually recovered blocked surface areas with vacuum sweeping and limited success; designing in accessible pretreatment upstream saves more headaches.

For small sites, the very best stormwater solution often hides in plain sight: a set of shallow, vegetated swales that separate the drainage areas, a discreet seepage trench below a roofing drip line, and a stout curb cut that directs overflow to a safe lawn anxiety. These pieces manage regular rains that drive most contaminants and leave just the unusual, heavy storm for the outfall pipe. The result is a property that works with the weather instead of bracing versus it.

Details that separate durable 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 fails later on, you have a baseline.
- Protect soils during construction. A couple of weeks of muddy traffic over a future lawn produces a pan that sheds water for many years. Lay down construction entrances with proper stone, phase materials far from vital 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 enjoy outlets. It is quicker to adjust a pipe angle with the trench open than to go after wet spots in an ended up yard.
- Plan for maintenance. Install cleanouts where lines alter direction or every 100 feet. Leave risers available, label shutoffs, and document with easy sketches. A future owner will thank you when they need to find a distribution 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 risk of disintegration and sediment-laden runoff. Phase excavation so that you open only 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 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 projection 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, extra fabric, and riprap on hand, in addition to a plan for emergency inlets if short-lived ponding shows up near structures or roads. The agility to respond in hours, not days, can prevent a little concern from ending up being a claim.

A tale of two driveways

Two driveways taught the same lesson a years apart. The very first climbed a modest hill to a farmhouse. After a resurfacing, the owner complained about rutting and washouts after heavy rains. The profile showed a long, straight run with no breaks and a thin shoulder pitched somewhat inward. Every storm sent out water down the wheel tracks. We cut shallow relief dips at intervals, crowned the center slightly, and developed a grassed swale on the uphill side with 2 culverts at low points. The next summertime brought 3 gully-washers. The driveway sat tight, the yard filled out, and the owner called to ask if we had changed the weather condition off.

Years later on, an industrial drive to a little warehouse revealed the very same symptoms at a bigger scale. Trucks turned across a flat entrance, breaking the surface at the edge. Ponding at the curb worsened the issue. This time the repair was accuracy rather than earthwork. We re-set 2 inlets half an inch lower, crushed a shallow gutter line, and changed the curb cut geometry to help circulations line up with the inlet throat. The rutting stopped, and the asphalt edge made it through trucks that would have chewed it up the season before. The whole fix covered less than 300 square feet, however it worked because the water had a simple path.

Balancing client goals with site realities

Every job asks for compromises. A client might want a basement where groundwater makes it risky, a flat yard where a swale needs to run, or a spending plan that chooses fast fixes. Our job is not to lecture however to discuss the consequences in clear terms. We typically frame choices in 3 dimensions: efficiency, expense, and upkeep. You can pick any two to optimize, but the 3rd will move. For instance, a shallow curtain drain to secure a backyard from hillside seepage is economical and efficient, but it needs a clean outlet and periodic flushing. A deeper interceptor with geotextile and a larger stone envelope costs more up front, yet it will run longer in between maintenance cycles.

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

Materials and machines that earn their keep

Not every task needs elegant equipment. A compact excavator with an experienced operator can outwork a larger maker in tight websites, particularly when trench alignments thread between trees and utilities. Laser levels and rotating lasers spend for themselves in drainage work, where a tenth of a foot at the wrong location can make a pipe back-pitch. Plate compactors and leaping jacks set trench backfill in lifts, preventing settlement that will tilt inlets or create birdbaths.

Pipe choice mixes expense and durability. SDR 35 PVC in green sewer-grade pipe serves most gravity drainage outside structures. For rush hour or shallow cover under drive lanes, Schedule 40 or reinforced concrete pipe may

be justified. Corrugated HDPE is tempting for long terms with mild curves, but joints and fittings should be managed with care to prevent leaks. Where a line will bring just roof water, the threat tolerance is various than a foundation drain safeguarding an ended up basement.

How we measure success a year later

The genuine test of drainage is not the final examination. 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 visit projects after huge weather, not to sell more work, however to discover. If a swale holds water longer than anticipated, possibly the turf needs deeper rooting or the outlet elevation crept throughout backfill. If an outlet shows indications of scour, the riprap might be undersized, or we misjudged the peak energy. That feedback loop refines the next design.

Clients often share little observations that matter. A property owner might say the sump pump runs less regularly after we added a downspout line, which validates the structure drain sees lower inflow. A center manager might keep in mind that a paved apron dries in an hour rather of holding wetness till midday, signifying a subtle grade modify 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 capabilities before settling inlet and swale grades.
- Keep products truthful: cleaned aggregates where you require flow, separators between different soils, and pipe ranked for the load and cover.
- Compact backfill in lifts and verify 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 product of a single brilliant idea. It is the accumulation of careful options, each modest by itself. Set the sewage-disposal tank elevation so the line runs by gravity without over-deepening the field. Select aggregates that drain pipes rather than block. Excavate to grade and no even more. Keep roof water out of the foundation drain. Style swales as shapes that carry, 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 linked craft, the outcome shows up years later on. Pavements remain tight at the edges. Lawns company up after rain instead of crushing underfoot. Basements smell like basements should, not like marshes. Storms arrive, water relocations, and then 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:9892259510) 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:9892259510), 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.