

Business Name: Sequin Property Management, LLC

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Sequin Property Management, LLC

At Sequin Property Management, we deliver fast turnaround, dependable workmanship, and a personal touch on every project—no matter the size. From site development and septic systems to drainage, aggregates, trucking, and snow plowing, we bring experience and reliability to every property we serve.

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2867 Wilder Rd, Midland, MI 48642

Business Hours

- Monday thru Sunday: Open 24 hours

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Good drainage seldom gets praise when it works, but everybody notices when it stops working. That is the paradox at the heart of land services. The most successful websites, whether a peaceful acre with a brand-new home or a logistics backyard pulsing with trucks, appear uncomplicated on the surface area. Below, however, is a web of choices about soils, slope, excavation limitations, pipeline products, septic systems, and aggregates. The workmanship lies in how these pieces meet 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 build sites that resist water damage, protect health, and age with dignity. It has to do with the discipline behind the word "drainage," and [excavation](#) how a capable land services company ties together preparing, design, and execution so rainstorms end up being regular instead of a crisis.

Where drainage design begins

The very first task on any site is to discover. Water leaves hints long before a professional appears. 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 energies, easements, and problems. A half day spent walking the ground and another two at the desk will typically save weeks of rework.

The most honest part of initial planning consists of uneasy questions. Does the owner's vision match the site's capacity, or will the program need to flex? You can not pave half a hillside and expect the original culvert to manage twice the flow. You may get away with it for a season or two, up until you do not. On a recent 6-acre facility with an included laydown yard, runoff volume leapt approximately 35 to 45 percent after grading plans expanded hard surface area coverage. The fix was not larger pipelines alone, but dispersed detention with

shallow swales and a stone infiltration trench that bled peak flows into a vegetated location before reaching the main outfall.

Hydrology sets the tone for everything that follows. A competent group will design pre- and post-development runoff for design storms in the local jurisdiction, normally the 2-year, 10-year, and 25-year events, in some cases the 100-year for safety-critical crossings. Those numbers are not academic. They inform you whether the ditch you believed would work will instead overtop the driveway and cut a rut huge enough to swallow a tire.

Excavation with a purpose

Excavation is more than moving dirt. It is the act of revealing the site's habits one bucket at a time. When you cut into a slope and watch water seep mid-bank, you discover the seasonal water table and how the soil holds or sheds moisture. When a trench wall sloughs into clay pieces instead of falling apart, you know compaction must 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 essential. Bed linen product is chosen for compatibility, not just accessibility. Washed 3/4-inch stone normally works as bedding for perforated pipe in a drainfield or drape drain, however an energy run in urban fill may require dense-graded aggregate with fines to produce a firm platform and avoid migration under traffic. Pull a sample, squeeze it, see how it brings water. Basic tests on site inform whether the specification needs adjusting.

Problems typically originate from over-excavation. Take a septic drainfield in sandy loam. If a loader operator digs 8 to 10 inches too deep and "brings it back" with imported stone, the infiltration pattern changes. The stone sump can short-circuit the soil's native treatment layer, allowing effluent to move too quickly and reduce biological breakdown. Correcting that error later on suggests scarifying and rebuilding the interface, which costs time and money. A cautious hand on the controls and a measuring tape in the trench beat heroics after the fact.

Septic systems that last longer than permits

A sturdy septic system is a public health asset, even when it serves a single home. It has 2 jobs: deal with wastewater to a safe level, and move it into the ground without appearing or contaminating wells or water bodies. Those results depend on design that matches the soil's real percolation capability, not wishful thinking, and installation that maintains soil structure where treatment happens.

Design starts with site-specific testing. Benefit tests or constant-head permeameter measurements do not just produce a single number; they expose variability across the leach field location. On hillside websites, a 20 to 30 percent distinction in percolation between the upslope and downslope test holes prevails. That gap matters for distribution. Gravity systems can be tuned with drop boxes to even out flow, but pressure dosing is typically the better choice for uniform loading across trenches. You spend for the pump up front and get a field that ages more uniformly over its service life.

Ventilation is another quiet success element. Many installers downplay it up until a house owner calls about smells after a stretch of cold, still weather. Appropriate venting through the roofing stack and thoughtful routing of the structure drain to prevent traps at odd elevations keep air moving, which supports aerobic activity in the soil interface.

Material selection appears in long-term efficiency. Arrange 40 PVC for the building sewage system and tank inlets holds up to settlement and prevents the flex that can break seals. In the drainfield, perforated pipeline quality varies; try to find constant slot size and tidy edges so fines do not collect at cut burrs. Use washed aggregates

with a validated gradation. The temptation to accept a bargain load of "stone" from an unknown 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 interface, and shorten the field's life.

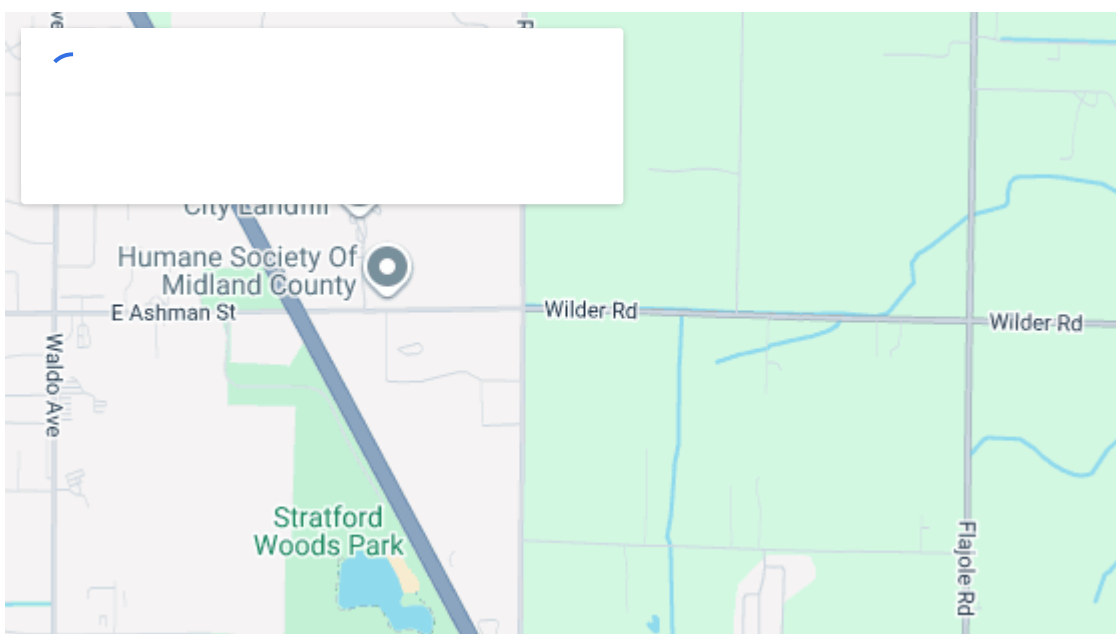
Then there is the tank itself. Concrete tanks with leak-proof joints and cast-in-place boots around penetrations lower groundwater seepage that can overwhelm the field. On high water table sites, anti-floatation measures, such as anchors or ballast, keep tanks where they belong after an extended wet spring. Skipping that step begins a cycle of minor settlement, misaligned risers, and gasket failures that show up as mysterious wet spots around the access lids.

The unglamorous art of surface area drainage

Most drainage failures occur above the pipeline. The best subsurface system can not conserve a site if water hurrying throughout the grade has nowhere wise to go. Surface area drainage begins with grading that appreciates gravity. That typically implies little, 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 should have more attention than they get. An excellent swale is a shape, not a line on a strategy. Think of a broad parabolic cross-section that can carry stormwater without deteriorating, with side slopes steady in the given soil. On sandy sites, a 4:1 side slope with grass holds up well. In heavier soils, including a cellular confinement layer beneath topsoil can keep the shape through freeze-thaw cycles. Place check dams of stone where the grade breaks, and you sluggish peak flow. 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, typically the lawn you intended to keep dry. The repair can be as easy as a 12-inch culvert set 2 inches below the swale invert and backfilled with the same profile so mowing equipment rides smoothly over it.

Curb cuts and gutter circulation on small commercial sites are another pressure point. A typical error is to set inlets too expensive, leaving a shallow birdbath that grows with each freeze-thaw cycle. Rain gutter shots with a level rod can be dull work, yet those readings keep pavements from raveling along the edge after a single winter season of standing water. When in doubt, drop inlet throats a hair lower and 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 discussion. In some regions, seasonal highs rise a number of feet, specifically 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. Regard that. Set structure footings and basements with a buffer above that seasonal mark if possible, or plan permanent underdrains that discharge to daylight or a legal outfall.



French drains and drape drains pipes have their place and their limits. Along a foundation, a perforated pipeline in cleaned 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 must have a cleanout and a favorable outlet. A dead-end pipeline in a sump with nowhere to go will merely save water versus the structure. Outlets require defense too. In backwoods, we fit critter guards to keep small animals out and locate discharge points above flood levels, typically reinforced with riprap to avoid scour.

On slopes where seepage zones damp the surface area mid-hill, obstruct drains set several feet upslope of the nuisance area can record subsurface flow before it emerges. Trenches in these cases are not deep wells; they follow the shape with a consistent grade, typically 0.5 to 1 percent, to a steady outlet. The technique is perseverance. A day after a rain, you may not see much in the trench. Give it a week. A constant drip in a 4-inch line that once soaked a backyard 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 efficiency. Washed 3/4-inch angular stone with minimal fines promotes void area and constant flow around perforated pipeline. Pea gravel compacts well however can trap fines and decrease seepage rates in trench systems in time. Dense-graded aggregates with fines, such as a 21A or crusher run, develop a company base under pavements, yet need to be stayed out of zones where you depend on water to move freely.

Sourcing matters as much as spec. Two suppliers can both claim "3/4-inch cleaned," yet one will have more flat and extended pieces that bridge differently, or a little more fines that settle. We often demand 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 pail appears like milk, you have a drainage liability headed for your trench.

Interfaces between materials are worthy of attention. Bedding a pipeline in tidy stone and then backfilling with a clay-laden spoil welcomes fines to move into the voids. An easy non-woven separator fabric at that border keeps each material truthful. On swales or daylight locations based on foot traffic, a leading dressing of native topsoil over stone is a short-term aesthetic patch that often obstructs. We choose to bring sod or seed mixes fit to the site and construct the soil profile correctly so the turf thrives and protects the subgrade. Looks must not undermine function.

When stormwater meets guidelines and reality

Municipal codes have actually ended up being more sophisticated, and in lots of locations appropriately so. You may be required to retain the very first inch of rainfall on site, limit post-development peak discharge to pre-development levels, or provide water quality treatment before outfall. These guidelines exist due to the fact that unmanaged runoff deteriorates streams and brings pollutants downstream. The art lies in 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 an affordable rate, state 0.25 to 1 inch per hour or much better. In heavy clays, you can change to a point, however 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 maintain. Permeable pavements bring in attention, yet their success depends on extensive upkeep to keep pores open and a subbase engineered to accept water without settlement. We have actually reclaimed clogged surface areas with vacuum sweeping and limited success; designing in accessible pretreatment upstream conserves more headaches.

For small websites, the best stormwater service frequently hides in plain sight: a set of shallow, vegetated swales that break up the drainage locations, a discreet infiltration trench listed below a roof drip line, and a stout curb cut that directs overflow to a safe yard anxiety. These pieces deal with regular rains that drive most toxins and leave just the unusual, heavy storm for the outfall pipeline. The outcome is a property that deals with the weather condition instead of bracing versus it.



Details that separate durable from simply adequate

- Survey what you interrupt, not simply lot lines. We shoot as-built grades on swales, inlets, and essential elevations around structures. If something fails later, you have a baseline.
- Protect soils during construction. A couple of weeks of muddy traffic over a future lawn creates a pan that sheds water for many years. Put down construction entrances with appropriate stone, phase products far from critical drainage courses, and rip compressed locations before topsoil and seed.
- Test the system before backfilling. Circulation water through underdrains, drop dye tablets in roofing leaders, and watch outlets. It is much faster to change a pipeline angle with the trench open than to go after moist spots in an ended up yard.
- Plan for maintenance. Install cleanouts where lines change 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 higher the risk of disintegration and sediment-laden overflow. Phase excavation so that you open just what you can stabilize within a couple of days. In practice, that looks like cutting a pond and swales initially, so you belong to send water before you touch the building pad. Present silt fence along contour lines and make sure it is trenched and backfilled, not pinned on the surface area. Track in slopes to crucial seed and mulch, and use tackifiers where the projection requires showers. A half inch of rain on fresh mulch can reverse a week's work if it slides off.

Even the best crews get captured by surprise storms. Keep straw wattles, extra fabric, and riprap on hand, along with a prepare for emergency situation inlets if short-term ponding appears near structures or roadways. The agility to react in hours, not days, can avoid a little problem from becoming a claim.

A tale of 2 driveways

Two driveways taught the very 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 a little, and constructed a grassed swale on the uphill side with 2 culverts at low points. The next summertime brought three gully-washers. The driveway stayed put, the lawn filled out, and the owner contacted us to ask if we had changed the weather off.

Years later on, a commercial drive to a small warehouse revealed the very same signs at a larger scale. Trucks turned across a flat entrance, breaking the surface at the edge. Ponding at the curb exacerbated the issue. This time the repair was accuracy rather than earthwork. We re-set 2 inlets half an inch lower, milled 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 entire repair covered less than 300 square feet, however it worked since the water had an easy path.

Balancing client objectives with site realities

Every job requests compromises. A customer might want a basement where groundwater makes it dangerous, a flat yard where a swale requires to run, or a budget plan that prefers fast fixes. Our job is not to lecture but to explain the consequences in clear terms. We typically frame options in 3 measurements: performance, expense, and upkeep. You can choose any two to enhance, however the 3rd will move. For example, a shallow curtain drain to safeguard a yard from hillside seepage is economical and effective, however it requires a clean outlet and

occasional flushing. A deeper interceptor with geotextile and a larger stone envelope costs more in advance, yet it will run longer between maintenance cycles.

Clarity assists. If an owner comprehends that skipping a roofing leader tie-in will press water versus a foundation in wind-driven rain, and that the fix later on is ten times more disruptive, most pick wisely. When they do not, record the choice and design as robustly as the constraints permit. Integrate in future gain access to where possible.



Materials and makers that make their keep

Not every task requires expensive devices. A compact excavator with a competent operator can outwork a bigger machine in tight sites, especially when trench positionings thread between trees and energies. Laser levels and turning lasers spend for themselves in drainage work, where a tenth of a foot at the incorrect location can make a pipe back-pitch. Plate compactors and jumping jacks set trench backfill in lifts, preventing settlement that will tilt inlets or develop birdbaths.

Pipe choice blends cost and resilience. 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 enhanced concrete pipe might be justified. Corrugated HDPE is tempting for long terms with gentle curves, but joints and fittings need to be managed with care to prevent leaks. Where a line will bring only roof water, the danger tolerance is various than a structure drain safeguarding a finished basement.

How we determine success a year later

The real test of drainage is not the final examination. It is the very first spring thaw, the summertime thunderstorm, and the mid-winter rain on a frozen base. We make it a practice to check out jobs after big weather, not to offer more work, but to find out. If a swale holds water longer than anticipated, maybe the grass needs deeper rooting or the outlet elevation sneaked throughout backfill. If an outlet reveals indications of scour, the riprap may be undersized, or we misjudged the peak energy. That feedback loop refines the next design.

Clients typically share little observations that matter. A house owner might state the sump pump runs less frequently after we added a downspout line, which confirms the structure drain sees lower inflow. A facility

supervisor might keep in mind that a paved apron dries in an hour instead of holding moisture up until midday, signaling a subtle grade modify worked. These are triumphs determined in peaceful, not applause.

A short field checklist for long lasting 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 completing inlet and swale grades.
- Keep products truthful: cleaned aggregates where you require flow, separators in between different soils, and pipeline rated for the load and cover.
- Compact backfill in lifts and confirm slopes with instruments, not eyeballs.
- Leave access for upkeep: cleanouts, risers, and area to work.

Why strong sites feel effortless

A strong site is not the item of a single intense idea. It is the accumulation of cautious options, each modest by itself. Set the sewage-disposal tank elevation so the line runs by gravity without over-deepening the field. Pick aggregates that drain instead of clog. Excavate to grade and no even more. Keep roofing system water out of the structure drain. Style swales as shapes that bring, not lines that hope. Usage detention where overflow should 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 shows up years later on. Pavements stay tight at the edges. Yards company up after rain instead of crushing underfoot. Basements smell like basements should, not like marshes. Storms arrive, water moves, and then it is gone. That peaceful is the noise 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](#) 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](#), visit their website at <https://sequinpropertymanagement.com/>, or connect on social media via [Facebook](#)

On the way to shop at [Midland Mall](#), customers often discuss excavation timelines, septic systems planning, drainage solutions, and ordering aggregates for driveways and pads.