SWPPPBinder

Construction SWPPP binders, built right

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From jobsite answers to a filing-ready construction SWPPP

How SWPPPBinder turns the EPA's official SWPPP template, fixed and tested permit rules, and your site plan into one complete, editable stormwater binder.

swpppbinder.com · support@swpppbinder.com

Regulatory facts reviewed against official EPA and FDEP sources on November 21, 2026.

Executive summary

Every construction site in the United States that disturbs one acre or more, or is part of a larger common plan of development, needs stormwater permit coverage, and the permit requires a Stormwater Pollution Prevention Plan (SWPPP) before work starts.

For small and mid-sized excavation and grading contractors, the SWPPP is a recurring, deadline-driven document: it must exist before the Notice of Intent is filed, it must match the site, and it must hold up when an inspector opens the binder. Today contractors either fill in a long template themselves or commission one from a consultant.

SWPPPBinder is a third option. The contractor answers plain-English questions about the jobsite and uploads the site plan. The software applies the permit's rules with fixed, tested code, fills EPA's own SWPPP template, checks the result, and delivers an editable Word file plus one bookmarked PDF that merges the site map and appendices. The price is a flat $299 per site, paid only after the binder passes a readiness check.

EPA template
Built on the official EPA 2022 CGP SWPPP template, not a look-alike.

No AI
Compliance logic is deterministic code with automated tests, not generated text.

$299
Per site, flat. Paid only after the readiness check passes.

1 The problem contractors face

A SWPPP is not a formality. Under EPA's 2022 Construction General Permit (CGP), the plan must be written before the operator files the Notice of Intent (NOI), the NOI must be filed at least 14 calendar days before construction begins, and the site must then be inspected on a fixed schedule and kept in line with what the plan says. The plan is also the first thing a stormwater inspector asks to see.

Where time and risk go

- **Template fatigue.** EPA's SWPPP template is thorough and long. Instruction boxes, placeholders and optional sections must be completed or removed by hand, and a missed placeholder looks careless in front of an inspector.
- **Assembly.** The narrative, site map, training certificates, endangered species and historic property screening, and the NOI all have to end up in one organized binder.
- **Rules that depend on the site.** Inspection frequency, stabilization deadlines and dewatering monitoring change with the receiving water, the climate and the site's activities.
- **Timing.** Because the SWPPP must come before the NOI, and the NOI 14 days before ground-breaking, a slow plan delays the whole project.

2 What the regulations require

SWPPPBinder supports sites under the EPA 2022 CGP and the Florida FDEP construction generic permit. Key requirements, as stated in the permits:

Requirement	EPA 2022 CGP	Florida FDEP CGP
Who needs coverage	Disturbance of 1 acre or more, or part of a larger common plan	Same, when discharging to surface waters or an MS4
SWPPP timing	Developed before the NOI is submitted	Developed before the NOI is submitted
NOI timing	At least 14 calendar days before construction (NeT-CGP)	At least 2 calendar days before construction
NOI fee	None set in the permit	$250 (1 to under 5 acres) / $400 (5+ acres)
Inspections	Every 7 calendar days, or every 14 days plus within 24 hours of a 0.25-inch storm	Every 7 calendar days and within 24 hours of the end of a 0.50-inch storm
Inspector	Qualified under Part 6.3 (EPA's free course or equivalent certification)	Qualified inspector provided by the operator
Termination	Notice of Termination within 30 calendar days of a Part 8.2 condition	Records kept 3 years after final stabilization and NOT

Where the EPA CGP applies

EPA, not the state, is the construction stormwater permitting authority in New Hampshire, Massachusetts, New Mexico, the District of Columbia and Puerto Rico; in Guam, American Samoa, the Northern Mariana Islands, Johnston Atoll and Midway and Wake Islands; in much of Indian country; and at some federal facilities. Part 9 of the CGP adds state-specific conditions, such as New Hampshire's Alteration of Terrain permit thresholds and Massachusetts' dewatering and Outstanding Resource Waters rules.

> **Timing note: the 2027 CGP**
>
> The 2022 CGP expires at 11:59 pm on February 16, 2027. EPA published a proposed 2027 CGP on August 3, 2026. SWPPPBinder will move to the new permit's template when it is final, and is building support for multiple template versions so projects that span the change are handled correctly.

Why we do not sell Michigan binders

Michigan's Permit-by-Rule is built on a Part 91 Soil Erosion and Sedimentation Control permit and a county-approved SESC plan, not an EPA-style SWPPP. Rather than sell a document Michigan does not ask for, we explain the Michigan process for free and let contractors register interest.

3 How SWPPPBinder works

1

Check the site

Free permit checker: trigger, fee, NOI lead time and inspection schedule by jurisdiction and ZIP.

2

Answer questions

Plain-English wizard: site, receiving water, phases and dates, operators, controls.

3

Upload the site plan

PDF site map and optional appendices (training, ESA and historic screening).

4

Readiness check

Automated audit lists anything missing. Payment unlocks only when it passes.

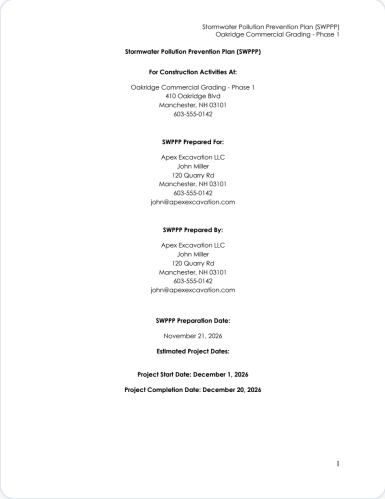
5

Download

Editable Word file and one bookmarked PDF with the site map and appendices merged.

The contractor signs in with a one-time email code (no password to forget), and can come back to a saved draft at any time. Most of the effort is answering questions the contractor already knows about the jobsite; the software handles the permit structure, the wording and the assembly.

4 Inside the binder



Stormwater Pollution Prevention Plan (SWPPP)
Oakridge Commercial Grading - Phase 1

Stormwater Pollution Prevention Plan (SWPPP)

For Construction Activities At:

Oakridge Commercial Grading - Phase 1
410 Oakridge Blvd
Manchester, NH 03101
603-555-0142

SWPPP Prepared For:

Apex Excavation LLC
John Miller
120 Quarry Rd
Manchester, NH 03101
603-555-0142
john@apexexcavation.com

SWPPP Prepared By:

Apex Excavation LLC
John Miller
120 Quarry Rd
Manchester, NH 03101
603-555-0142
john@apexexcavation.com

SWPPP Preparation Date:

November 21, 2026

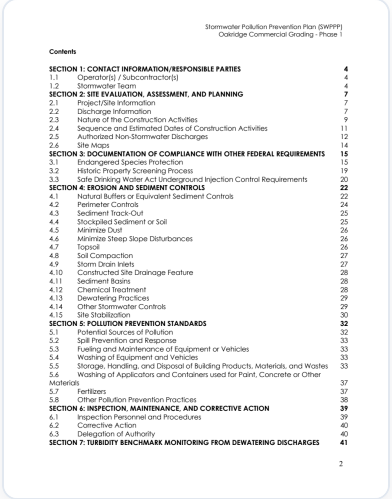
Estimated Project Dates:

Project Start Date: December 1, 2026

Project Completion Date: December 20, 2026

1

Cover with project and operator details



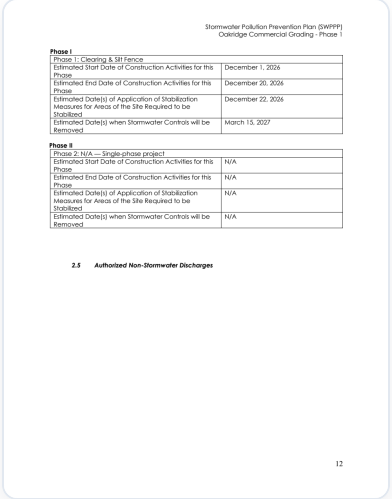
Stormwater Pollution Prevention Plan (SWPPP)
Oakridge Commercial Grading - Phase 1

Contents

SECTION 1: CONTACT INFORMATION/RESPONSIBLE PARTIES 4
1.1 Operator(s) / Subcontractor(s) 4
1.2 Stormwater Team 4
SECTION 2: SITE EVALUATION, ASSESSMENT, AND PLANNING 7
2.1 Project/Site Information 7
2.2 Discharge Information 7
2.3 Nature of the Construction Activities 9
2.4 Sequence and Estimated Dates of Construction Activities 11
2.5 Authorized Non-Stormwater Discharges 12
2.6 Site Maps 14
SECTION 3: DOCUMENTATION OF COMPLIANCE WITH OTHER FEDERAL REQUIREMENTS 15
3.1 Endangered Species Protection 15
3.2 Historic Property Screening Process 19
3.3 Safe Drinking Water Act Underground Injection Control Requirements 20
SECTION 4: EROSION AND SEDIMENT CONTROLS 22
4.1 Natural Buffers or Equivalent Sediment Controls 22
4.2 Perimeter Controls 24
4.3 Sediment Track-Out 25
4.4 Stockpiled Sediment or Soil 25
4.5 Minimize Dust 26
4.6 Minimize Steep Slope Disturbances 26
4.7 Topsoil 26
4.8 Soil Compaction 27
4.9 Storm Drain Inlets 27
4.10 Constructed Site Drainage Feature 28
4.11 Sediment Basins 28
4.12 Chemical Treatment 28
4.13 Dewatering Practices 29
4.14 Other Stormwater Controls 29
4.15 Site Stabilization 30
SECTION 5: POLLUTION PREVENTION STANDARDS 32
5.1 Potential Sources of Pollution 32
5.2 Spill Prevention and Response 33
5.3 Fueling and Maintenance of Equipment or Vehicles 33
5.4 Washing of Equipment and Vehicles 33
5.5 Storage, Handling, and Disposal of Building Products, Materials, and Wastes 33
5.6 Washing of Applicators and Containers used for Paint, Concrete or Other Materials 37
5.7 Fertilizers 37
5.8 Other Pollution Prevention Practices 38
SECTION 6: INSPECTION, MAINTENANCE, AND CORRECTIVE ACTION 39
6.1 Inspection Personnel and Procedures 39
6.2 Corrective Action 40
6.3 Delegation of Authority 40
SECTION 7: TURBIDITY BENCHMARK MONITORING FROM DEWATERING DISCHARGES 41

2

Table of contents with verified page numbers



Stormwater Pollution Prevention Plan (SWPPP)
Oakridge Commercial Grading - Phase 1

Phase I

Phase 1: Clearing & Silt Fence	
Estimated Start Date of Construction Activities for this Phase	December 1, 2026
Estimated End Date of Construction Activities for this Phase	December 20, 2026
Estimated Date(s) of Application of Stabilization Measures for Areas of the Site Required to be Stabilized	December 22, 2026
Estimated Date(s) when Stormwater Controls will be Removed	March 15, 2027

Phase II

Phase 2: N/A — Single-phase project	
Estimated Start Date of Construction Activities for this Phase	N/A
Estimated End Date of Construction Activities for this Phase	N/A
Estimated Date(s) of Application of Stabilization Measures for Areas of the Site Required to be Stabilized	N/A
Estimated Date(s) when Stormwater Controls will be Removed	N/A

2.5 Authorized Non-Stormwater Discharges

12

Construction phases and dates

- All eight sections of EPA's SWPPP template: contacts and stormwater team, site evaluation and planning, other federal requirements, erosion and sediment controls, pollution prevention, inspections and corrective action, turbidity monitoring, and certification.
- **Site-specific controls.** Fixed rule tables choose and word the erosion, sediment and pollution controls from the jobsite answers: soil type, steepest slope (15% is steep under the CGP), linear projects, stockpiles, storm drain inlets, concrete washout, fuel storage (the 55-gallon threshold) and winter work. Each control cites the CGP part it implements, and the stabilization deadline (14 or 7 days) follows Part 2.2.14.
- Template instruction boxes, guidance notes and authoring placeholders removed; customer data in the template's own typeface; dates written out in full.
- Site map and uploaded appendices merged into one bookmarked PDF, plus the editable Word file for later amendments.
- For Florida sites, a supplement page with FDEP's required contractor certification wording (Part 4.6), record keeping and State Warning Point reporting.

A complete, unedited 56-page sample is available at swpppbinder.com.

5 Quality and trust controls

A SWPPP carries legal weight, so the product is built around controls that can be checked rather than claims that must be trusted.

Deterministic rules

Permit triggers, fees, inspection schedules and readiness checks are fixed code with an automated test suite. No AI writes compliance logic or narratives.

Readiness audit

Before payment, the project is checked for missing contacts, dates, site map and other required items. Checkout stays locked until it passes.

Automatic quality gate

Every binder is checked before delivery for leftover template text, the project name on the cover, plausible length and table-of-contents page numbers. A failure blocks delivery and alerts the team.

Durable delivery

Builds retry automatically and resume after a server restart. If a paid binder still fails, the team is emailed immediately and can rebuild it from the back office.

Verified sources

Each regulatory fact on the website links to the official EPA, FDEP or EGLE source and shows when it was last reviewed.

Security and payments

Stripe handles payment. Customer files are stored privately and served by short-lived links. Database access is read-only to customers; every write goes through the checked API.

6 Choosing an approach

Each option has a place. The right choice depends on the project's complexity and the contractor's in-house capacity.

	Do it yourself with the template	Environmental consultant	SWPPPBinder
Best for	Teams with time and SWPPP experience	Complex sites, engineered controls, stamped designs	Routine sites where the contractor knows the jobsite
Cost	Staff time	Custom quote	$299 flat per site
Turnaround	Depends on availability	Depends on the consultant's schedule	Same session, after the readiness check
Assembly	Manual	Done for you	Automatic, one bookmarked PDF
Professional judgment	Yours	Included	Yours; we flag when a licensed professional may be required

7 Pricing

SWPPP Binder

$299 per site

One-time. Word and PDF files, merged site map and appendices. Paid only after the readiness check passes.

Inspection & Amendment Plan

$49 per month

Digital routine, rain-event and corrective-action inspection log. Cancel anytime.

8 Roadmap

- **More site-specific detail.** Extending the BMP rule tables with more site conditions as customer feedback shows where binders are still edited by hand.
- **2027 CGP.** Template versioning and an update to the 2027 permit when EPA finalizes it.
- **More jurisdictions.** States are added only after their permit text has been checked against official sources.
- **Customer feedback loop.** A short in-app survey after each download, reviewed weekly, so the most common edits become automatic.

9 Responsibilities and limitations

SWPPPBinder is a document preparation tool. It does not provide legal or engineering advice and is not a substitute for a licensed professional's design or stamp where a permit, plan reviewer or local agency requires one. The operator remains responsible for the plan's accuracy, for completing site-specific details, for signing the certifications and for following the plan on site. Customers confirm this before paying. SWPPPBinder is not affiliated with or endorsed by the U.S. EPA, Florida DEP or Michigan EGLE.

10 Working with us

We are interested in partners who serve the same contractors: civil engineering and surveying firms that prepare site plans, equipment and erosion-control product suppliers, contractor associations and training providers. Typical arrangements include referral links, bulk pricing for firms that prepare many SWPPPs, and co-branded material.

SWPPPBinder
Construction SWPPP binders, built right

See a real binder

Download the unedited 56-page sample, try the free permit checker, or contact us about partnerships.

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Official sources

- EPA, 2022 Construction General Permit: https://www.epa.gov/npdes/2022-construction-general-permit-cgp

- EPA, 2022 CGP permit text (as modified) and Appendix B, areas of coverage: https://www.epa.gov/system/files/documents/2025-04/2022-cgp-permit-as-modified.pdf
- EPA, Getting coverage under the CGP: https://www.epa.gov/npdes/getting-coverage-under-epas-construction-general-permit-waivers
- EPA, CGP inspector training: https://www.epa.gov/npdes/construction-general-permit-inspector-training
- EPA, Turbidity benchmark monitoring for dewatering: https://www.epa.gov/npdes/turbidity-benchmark-monitoring-dewatering-under-construction-general-permit
- FDEP, Construction activity: https://floridadep.gov/water/stormwater/content/construction-activity
- FDEP, NPDES stormwater program fees: https://floridadep.gov/water/stormwater/content/npdes-stormwater-program-fees
- Michigan EGLE, Construction Stormwater Program overview: https://www.michigan.gov/egle/about/organization/water-resources/soil-erosion/construction-stormwater-overview