



**LAND USE & DEVELOPMENT NEAR TRANSMISSION PIPELINES CHECKLIST  
FOR PLANNING, DESIGN, COMMUNICATION, PERMIT AND SITE PLAN REVIEW (May 9, 2012)**  
(The recommended practices for land use and development near transmission pipelines are in the PIPA Report at [www.PIPA-Info.com](http://www.PIPA-Info.com) )

I. PROPERTY DEVELOPER/OWNER INFORMATION		PIPELINE OPERATOR CONTACT INFORMATION	
PROPERTY DEVELOPER/OWNER NAME:		PIPELINE OPERATOR NAME:	
CONTACT NAME:		CONTACT NAME:	
E-MAIL:		E-MAIL:	
CURRENT MAILING ADDRESS:		WORK PHONE:	
City:	State:	Zip:	
WK PHONE:	HM PHONE:	MOBILE PHONE:	FAX:
	MBL PHONE:		

II. LOCATION OF BUILDING SITE			
ADDRESS: _____			
CITY _____ COUNTY _____ STATE _____			
<input type="checkbox"/>	Proposed building encroaches onto pipeline right-of-way?	<input type="checkbox"/>	Visual evidence of pipeline markers or pipeline appurtenances?
<input type="checkbox"/>	Approximate distance of proposed structure to transmission pipeline?	<input type="checkbox"/>	Property encumbered by a pipeline easement?

III. DESCRIPTION OF PROPOSED FACILITY TYPE & PERMIT CONDITIONS			
	FACILITY TYPE	DEVELOPMENT PERMIT CONDITIONS	PUBLIC SPACE PERMIT CONDITIONS
<input type="checkbox"/>	Parking Lot/Structure (ND11)	Consultation Zone Meeting (BL05)	Contact pipeline operator before excavation or blasting (ND25)
<input type="checkbox"/>	Road (ND12)	One-call designer locate ticket (ND02)	Enhanced damage prevention onsite meeting for operator and property developer prior to excavation, hand digging within 2' of pipeline (BL15)
<input type="checkbox"/>	Utilities (ND13)	Planning area enhanced safety requirements (BL06)	Pipeline operator representative on site to monitor all construction activities within the right-of-way (BL15)
<input type="checkbox"/>	Aboveground Water Management (ND 14)		Install Temporary Markers on Edge of Transmission Pipeline Right-of-Way Prior to Construction (ND24)
<input type="checkbox"/>	Water Supply and Sanitary Systems (ND16)		
<input type="checkbox"/>	Residential, Mixed-Use, Commercial (ND 17)		
<input type="checkbox"/>	Industrial Development (ND 19)		
<input type="checkbox"/>	Institutional Facility( ND20)		
<input type="checkbox"/>	Public Safety and Enforcement Facilities (ND21)		
<input type="checkbox"/>	Places of Mass Public Assembly (ND 22)		

IV. WILL THE PROPOSED DEVELOPMENT OF THE PROPERTY REQUIRE/ENTAIL ANY OF THE FOLLOWING (BL05):			
<input type="checkbox"/>	Road crossings over the pipeline?	Extensive landscaping (including irrigation systems) within the easement area?	Changing the amount of cover (by adding or removing dirt) within the easement area?
<input type="checkbox"/>	Other utility lines crossing over or under the pipeline?	Permanent structures or paving within the easement (e.g., paving, parking lots, buildings, pedestrian paths, signage, poles, retaining walls, septic systems, basketball/tennis courts, etc.)?	Construction equipment crossing the pipeline?
<input type="checkbox"/>	Blasting, seismic vibration testing, pile driving, or similar event which produces significant shock and/or sound waves?	Significant excavation (underground parking structures or building foundations, core samples, rock/mineral quarries, dams, etc.)?	Impounding water or building drainage ditches or other drainage facilities?
<input type="checkbox"/>	Fencing running parallel to (within 100 feet) or crossing the pipeline?	Storing materials, equipment, vehicles, or other items within the easement area (e.g., construction materials, junk or scrap heaps, cut timber, boats, military equipment, etc.)?	

III. PIPELINE DESCRIPTION(BL05 & 06)			
<input type="checkbox"/>	Number of pipelines?		Typical operating pressure and maximum allowable operating pressure?
<input type="checkbox"/>	Diameter and wall thickness of pipelines(s)?		Integrity assessment – condition of pipeline?
<input type="checkbox"/>	Product(s) transported?		Timeframe of planned repairs, if any?
<input type="checkbox"/>	Consultation Zone distance (BL05)		Planning Area distance (BL 06)
<input type="checkbox"/>	ROW maintained free of obstructions or encroachments? (BL 12, BL 13)		

<b>IV. PRE-CONSTRUCTION MEETINGS</b>		
	<b>CONSULTATION ZONE MEETING (BL06) (preferably prior to pre-application phase – between pipeline operator/property developer)</b>	<b>ENHANCED DAMAGE PREVENTION MEETING (BL15) (pipeline operator/property developer/excavator – when excavation within 10’ of transmission pipeline)</b>
	Copy of the company’s development guidelines and procedures/handbook	Excavator and pipeline operator onsite meeting to determine actions or activities required to verify the location prior to excavation
	Description of pipeline operator’s operation, maintenance, repair, and future replacement activities.	Communicate/document technical details of excavation work (type of equipment excavation equipment to be used, duration of the excavation project, dynamic loading over the pipeline, vibration)
	Copy of pipeline easement when applicable	Pipeline operator perform an engineering evaluation of the effects overburden/excavation activities and submit requirements for additional mitigative measures
	Maps and as-built records of the pipeline facilities or abandoned facilities (BL01, BL17)	
	Review proposed use of pipeline ROW for acceptability. (See Appendix D for examples., ND03)	

<b>IV. PLAN &amp; RECORD REQUIREMENTS</b>			
	<b>PLANNING &amp; RECORDS RESEARCH</b>	<b>SITE PLAN REQUIREMENTS</b>	<b>LAND RECORD REQUIREMENTS</b>
	Consider modeling of fire, explosion, or toxic release impacts that could occur during an incident for the specific land use under consideration. Egress models may also be considered. (ND17, ND19, ND21)	Location of pipeline and pipeline easement (verified with on-site markings)	Recorded development plans and final plats (ND10)
	Review pipeline operator’s websites for developer guidelines. The guidelines may include information about separation between proposed structures and the pipeline. (BL03, ND02)	Location of existing, abandoned and out-of-service, and future above and belowground facilities (e.g. cathodic protection and grounding systems, vent pipeline, vaults, valve nest)	Manage, use, document, record, and retain land use records as needed (BL08) (e.g. Easement agreements (BL09), Encroachment agreements (ND26), Letters of no objection/conditional approvals (ND 27), Partial Releases (ND28))
			Blanket easements defined (ND07)
			Disclose Transmission Pipeline Easements in Real Estate Transactions (BL18)

<b>XV. REVIEW DESIGN FOR SAFE INTEGRATION WITH THE TRANSMISSION PIPELINE (ND06)</b>	
	Consider measures to prevent excavation damage during construction and in the future (BL15, ND08, ND12, ND16, ND22, ND24)
	Review potential for other damage to the pipeline from development (e.g. run off, interference with cathodic protection) (ND11, ND12, ND13, ND14, ND16, ND17)
	Review to ensure adequate access for operations/maintenance activities (ND 11, ND12, ND13, ND 14, ND 15, ND16, ND17, , ND19, ND 20, ND21, ND22)
	Review to ensure adequate access for emergency response (BL06, ND 12, ND14, ND 16, ND 17, ND 19, ND 20, ND21, ND22, ND23)
	Review ability for a safe and timely evacuation (ND12, ND17, ND20, ND22)
	Review to maximize separation between proposed facilities the transmission pipeline. (All) <ul style="list-style-type: none"> <li>• Minimum separation within the ROW to other structures?</li> <li>• Consider measures to minimize consequences of failure and likelihood of future excavation damage.</li> <li>• Are buildings clustered away from the pipelines?</li> <li>• Are higher-density or difficult to evacuate development located with a maximum separation from the pipeline?</li> <li>• Are open spaces closest to the pipeline, thereby creating a buffer?</li> </ul>
	Review for enhanced fire endurance if needed (ND11, ND 17, ND20, ND 21, ND22)
	Review selection and design of vegetation (ND15)
	Review for potential of gas or liquid migration in the event of a release (ND13, ND14, ND16, ND19,
	Consider the effects of noise and odor of pipeline operations (ND18)
	Consider escalation of risk due to cascading effects. (ND19, ND21)
	Consider proposed use of pipeline ROW for alternative use such as green spaces, parks, golf courses, hike and bike trails, horse trails, and other recreational spaces. (ND 08 and see Appendix C for examples.)