A Guide to Development of Land over Natural Gas Pipeline Rights-of-Way

QUESTAR®

Introduction

Questar® Corporation is an integrated natural gas company headquartered in Salt Lake City, Utah. Through subsidiaries Questar Gas®, Questar Pipeline®, Questar® Southern Trails Pipeline and Questar Overthrust® Pipeline, the corporation owns and operates more than 29,600 miles of transmission and distribution pipelines in the western United States.

This guide provides information about the development of property over Questar's pipeline rights-of-way so that public safety will be ensured. The guide also provides helpful information to landowners, developers, planners, engineers, land surveyors, government agencies and others involved in land development about acceptable subdivision layout and lot configuration.

Pipeline Rights-of-Way

Pipeline rights-of-way and easements are strips of land of various widths in which pipelines are installed. Questar acquires rights-of-way to provide natural gas service to its customers and to allow pipelines to be permanently located on public and private land. Rights-of-way and easements are perpetual interests in real property that are generally formalized by written agreement and recorded against a property's title. A change in property ownership does not alter Questar's rights; these interests remain when property ownership changes.

Right-of-Way Requirements

The right-of-way and easement agreement defines activities allowed within right-of-way boundaries and protects the interests of both the property owner and Questar. A list describing the rules regarding the most common activities is available within *A Guide to Using Natural Gas Pipeline Rights-of-Way*, a brochure available from Questar.*

*To download a copy of *A Guide to Using Natural Gas Pipeline Rights-of-Way* brochure (mentioned above) go to http://www.questargas.com/brochures/59061.pdf

To have a copy mailed to you, contact: Property and Right-of-Way Department, Questar, P.O. Box 45360, Salt Lake City, UT 84145.

Pipeline Safety

RIGHT-OF-WAY CARE AND CONTROL: As a natural gas operator, Questar complies with Title 49 CFR, Part 192 of the Code of Federal Regulations. Questar performs, at least, the following periodic routine activities to ensure the safety of the public and of its pipelines:

- pipeline patrols, inspections and tests;
- leak surveys; and
- pipeline and right-of-way maintenance.

LANDOWNER OBLIGATIONS: It is important that each individual landowner consult Questar before using the right-of-way for any purpose. Failure to do so may result in serious hazard or breach of the right-of-way agreement.

THIRD-PARTY OBLIGATIONS: Questar requires contractors hired by the landowner, utilities or others to:

1. Obtain written consent from Questar before commencing any construction activities, including boring of any type within Questar's right-of-way and blasting in the proximity of the right-of-way.

2. Not operate heavy construction equipment on the right-of-way without Questar's prior approval.

3. Comply with state law requiring notification of the appropriate one-call operator prior to commencing construction activities.

PENALTIES FOR NON-COMPLIANCE: If any of these requirements and/or obligations are violated, Questar will pursue available remedies under all applicable local, state and federal laws.

Obtain written consent from Questar before commencing any construction activities within Questar's right-of-way.

Subdivision Layout

Because of Federal pipeline safety obligations, development of a subdivision over pipeline rights-of-way requires careful consideration in laying out the subdivision so that the pipelines can be properly accessed for future operation and maintenance. Acceptable layout options over the rights-of-way include:

- green belt areas (e.g. trails, parks, open space, etc.);
- streets or roads;
- parking areas.

When a pipeline right-of-way is located on your property, development of the right-of-way may include trails, parks or open-space designs.

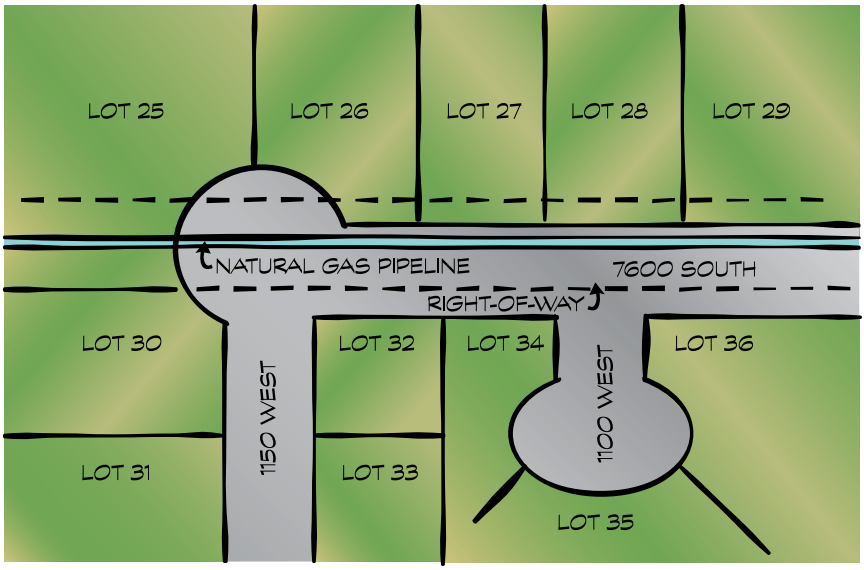
Lot Configuration

Proper lot configuration over pipeline rights-of-way will prevent future conflicts and access issues for Questar and future property owners. Acceptable lot configuration in areas where rights-of-way cannot be incorporated into the subdivision layout as previously indicated shall include the following criteria:

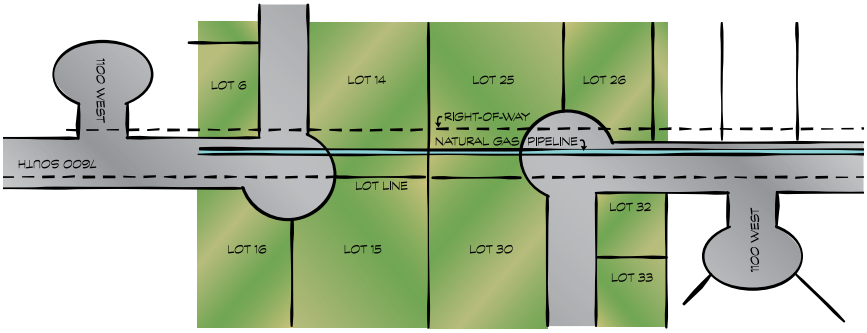
• the width of the right-of-way cannot be split between neighboring lots;

• rights-of-way should be located along side-lot lines rather than rear-lot lines; and

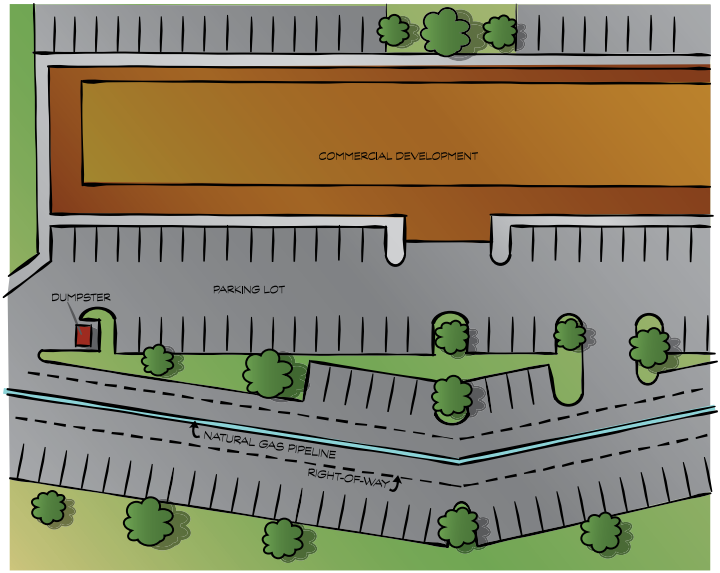
• rights-of-way should not cross any lot in a diagonal direction.



Rights-of-way should be located along side-lot lines rather than rear-lot lines.



The width of the right-of-way cannot be split between neighboring lots.



Acceptable layout over a right-of-way within commercial developments includes parking lots.

Design Criteria

Questar should be contacted during the development or subdivision design process to include proper technical considerations in the following areas:

- existing pipeline depth;
- proposed cut, fill and retained areas;
- accurate right-of-way and pipeline locations;
- heavy equipment crossings; and
- other design and safety issues.

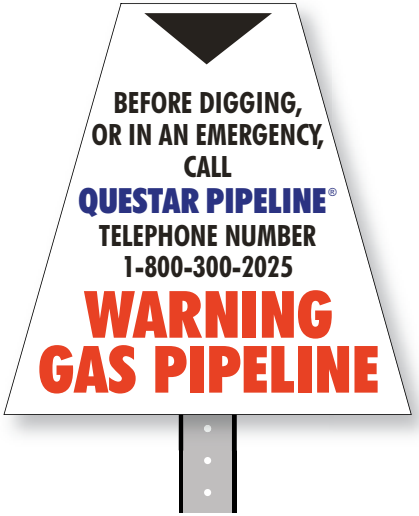
Plat Approval

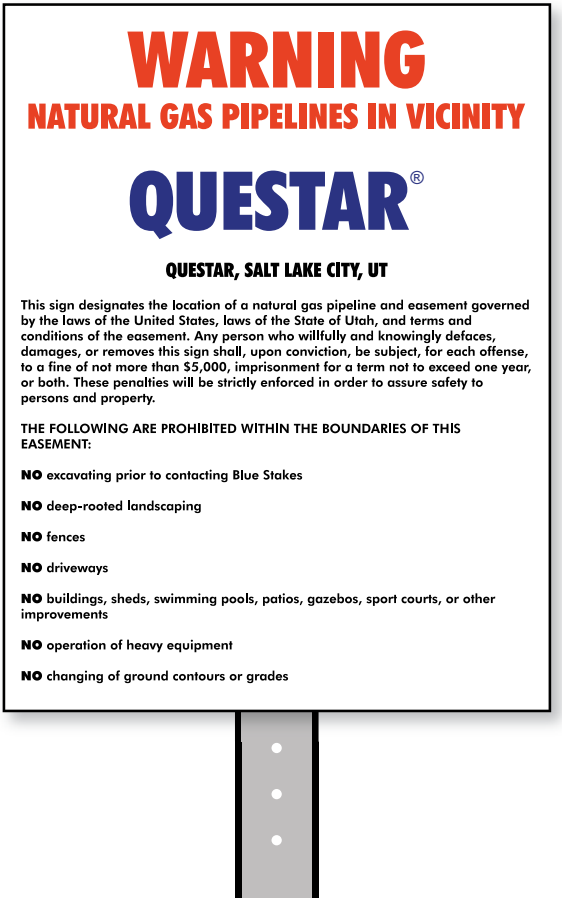
Questar encourages all developers to closely coordinate the design of developments in order to avoid unanticipated conflicts with pipeline rights-of-way. Utah law requires developers to obtain Questar's approval before they can record a plat. The most efficient way of obtaining that approval is to coordinate with Questar early in the planning process to ensure that your plans will not interfere with pipeline rights-of-way.

Development activities that propose a change in grade or elevation within the right-of-way require Questar's written consent.

Questar Pipeline Markers

Warning markers or signs ***may*** be located within any right-of-way near the pipeline. Federal and state law prohibits the alteration, removal or destruction of these markers or signs.





In An Emergency Call:

1-800-767-1689 — QUESTAR GAS

1-800-300-2025 — QUESTAR PIPELINE

1-800-261-0668 — QUESTAR SOUTHERN TRAILS PIPELINE

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