

Park 30 Business Center Infrastructure and Services

Welcome to Park 30 Business Center

The following is a listing and description of infrastructure and services available at Park 30 Business Center. We have included all the contacts necessary for prospecting or developing a site in the park. The park is governed by a set of covenants and a soon-to-be organized park association of lot owners. Please feel free to contact us at any time.

Contact:

Gene A. Donaghy, Vice President Energy Services, Northeastern REMC
4901 East Park 30 Drive, Columbia City, IN, 46725

gdonaghy@nremc.com

Voice: (260) 625-3700 Fax: (260) 625-3407 Mobile: (260) 437-9823

Steve Wesner, Broker, swesner@martingk.com

Phil Knapke, Broker, pknapke@martingk.com

Martin Goldstine Knapke Company www.martingk.com

2020 E. Washington Blvd., Fort Wayne, IN 46803

Voice: (260) 424-1690 x-23 Fax: (260) 432-4991

Economic Development Programs

The Whitley County Economic Development Corporation is the marketing entity for Whitley County and all communities therein. Through communication, education, and facilitation, this non-profit organization provides a building/site database, wage & benefit summation, import/export assistance, and a wide array of programs through regional, state, and federal agencies. www.whitleybiz.com

Alan Tio, President

Whitley County Economic Development Corporation

220 West Van Buren Street, Suite 102

Columbia City, Indiana 46725

Email: atio@whitleybiz.com

Office: 260.244.5506

Fax: 260.244.4024

Building Permits and Zoning

Improvement Location and Building Permits, as well as zoning issues must be coordinated through the Whitley County Planning and Building Department. To obtain a permit, a site plan, State Construction Design Release and a State approved set of construction plans must be presented. Park 30 is zoned IPM, Industrial Park & Manufacturing District.

Contact:

Dave Sewell, Planning Commission Director, Whitley County Planning Commission

Craig Wagner, Chief Building Inspector

202 West Van Buren Street, Suite 204, Columbia City, IN 46725

wcplanning@whitleynet.org

Voice: (260) 248-3112 Fax: (260) 248-3157

Electricity

Northeastern REMC (www.nemc.com) provides electric service at the Park. Secondary voltages available are 120/208 V. and 277/480 V., three-phase, 60 Hz. Primary voltage available is 7,200/12,470 kV. All lots may be served from an underground 12kV primary system. The lots on the north side of Park 30 Drive may also be served from 12kV overhead primary distribution. The preferred distribution source to Park 30 is the 69/12 kV Gateway Park substation, GB circuit and the 69/12 kV Lincolnway substation, AA circuit. The alternate primary source is the 138/12 kV Coesse substation, JB circuit.

http://www.nremc.com/ed_park30.shtml

A menu of rates is available from economic development rates (EDR) to unbundled high load factor rates.

http://www.nremc.com/ed_commercial_rates.shtml

Contact:

Gene A. Donaghy, Vice President Energy Services, Northeastern REMC
4901 East Park 30 Drive, Columbia City, IN 46725

gdonaghy@nremc.com

Voice: (260) 244-6111 Fax: (260) 625-3407 Mobile: (260) 437-9823

Fire Protection

The Union Township Volunteer Fire Department provides fire protection in Park 30 Business Center. The engine house located in Coesse, just ¼ mile south of US 30 on 500 East. The 30 members are dispatched via two-way radio by the Whitley County Sheriff's Department. Insurance SO rating is 6/9. Mutual-aid is provided by Columbia City, Columbia Twp, Churubusco, and Arcola. Aerial equipment is available from Columbia City, Aboite Twp., and Washington Twp. Eleven fire hydrants are located along Park 30 Drive served by a 12" water main. A list of personnel certifications and equipment is available.

Contact:

Brian Potts (260-244-6575 h, 260-414-8359 cell), Chief
5050 East McJunkin Street, Columbia City, IN 46725

Administrative Voice: (260) 248-8006 Emergency Voice: 911

FAX: 260-248-8216 Email: unionfire@whitleynet.org

Law Enforcement

Police protection is provided by the Whitley County Sheriffs Department. Thirteen full-time and 12 reserve officers compliment the department. The county has an enhanced 911 system in place.

Contact:

Mark Hodges, Sheriff, Whitley County Sheriff's Department
101 West Market Street, Columbia City, IN 46725
Administrative Voice: (260) 244-6410 Emergency Voice: 911

Natural Gas

Natural gas is served through Northern Indiana Public Service Company (NIPSCO) (www.nipsco.com). A three inch polyethylene medium pressure (40-45 psi) main is installed along the south side of Park 30 Drive. Service may be applied for by contacting the NIPSCO Call Center at 1-800-4NIPSCO.

Contact:

Chris Pieri, Manager Economic Development, NIPSCO
307 N. Michigan Ave., South Bend, IN 46624
cnpieri@nisource.com
Voice: (219) 284-2162 Fax: (219) 284-2113

Roadway

Park 30 Drive is owned and maintained (including snow removal) by the Whitley County Highway Department. Park 30 Drive runs the entire east-west length of the park between County Roads 400 E and 500 E. Both county roads access US 30 and County Road Lincolnway Road. Both entrances are concrete as well as the approaches on each of the County roads. The center of the mile long park road features a 160' diameter concrete area that can accommodate semi-truck turn around ability. The concrete portions of the road feature 9" of concrete on compacted sub-base. The asphalt portions include 8"-#2 stone, 6"-#73 stone, prime coat, 4" asphalt binder and 1.5" asphalt surface all on a compacted sub-base. The east entrance features a 155' landscaped divider.

Contact:

Mike Barton, Supervisor, Whitley County Highway Department
801 South Line Street, Columbia City, In 46725
Voice: (260) 248-3123

Sanitary Sewer

The City of Columbia City provides municipal sanitary sewer service to Park 30. A ten inch main runs the length of the park on the south side of Park 30 Drive with tapped laterals serving the north side lots. The park's sewer main flows west and north to a 12 inch sewer main along Lincolnway Highway, then west to Columbia City.

The tap fee is based on water meter size plus an area connection fee of \$500 per acre. Sewage monthly flat rate for rural users is based on the water meter size plus \$6.78 per 1000 gallons of water used. Pretreatment ordinance #1996-40 sets forth uniform requirements for users of the municipal system.

<http://www.columbiacity.net/waterpollutioncontrol.htm>

Application for water service can be made from 7:30 a.m. – 4:00 p.m. at the Utility Office located in City Hall, 112 S. Chauncey St., Columbia City. Phone: (260) 248-5100. <http://www.columbiacity.net/utilities.htm>

Contact:

Steve Brown, Sewer/Street Department Supervisor, City of Columbia City
Municipal Service Facility, 316 South Tower View Drive, Columbia City, IN 46725
Voice: (260) 248-5115

Soil Erosion Control Plan (SECP)

A development-wide SECP for Park 30 was submitted and approved as required by the Indiana Department of Environmental Management on April 1, 1997. Following the sale of a lot and prior to construction, the owner(s) and/or their representative must contact the Whitley County Soil and Water Conservation. A plot plan detailing the building location and erosion control plans is required for approval. Once approved, the SECP for the park will be amended. No fees or permits are required.

Driveways leading from individual sites onto Park 30 Drive shall have a minimum 15 inch culvert installed in the ditch line through which storm water must pass.

Contact:

Richard Kyler, Whitley County Soil and Water Conservation
Voice: (260) 244-6780
Steve Maxwell (Park 30 Civil Engineer)
Voice: (260) 482-5300
Jim Burlage (Park 30 Surveyor), Burlage Associates
3205 W 400 N, Columbia City, IN 46725
Voice: (260) 248-2523

Street Lighting

Street lighting is provided and maintained through the Park 30 Business Center Association. The lighting is 400-watt high-pressure sodium on 35 feet fiberglass poles.

Contact:

Gene A. Donaghy, Vice President Energy Services, Northeastern REMC
4901 East Park 30 Drive, Columbia City, IN 46725 gdonaghy@nremc.com
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Telecommunications

EMBARQ (www.embarq.com) provides voice and data communications support to Park 30. The infrastructure includes “fiber to the curb” (FTTC) and can be extended to “fiber to the building” (FTTB). Park 30 is served through four (4) Optical Network Units (ONU). It is sized from 96 fibers on the west end tapering to 48 fibers on the east end. EMBARQ provides a full portfolio of services with connections up through OC3 from this network.

Contact:

Jack Moore, Public Affairs Manager, [Embarq](http://www.embarq.com) External Affairs
PO Box 866, 110 North Chauncey Street, Columbia City, IN 46725
jack.d.moore@embarq.com

V: (260) 244-2999 / (888) 674-3671 Fax: (260) 244-3131 Mobile: (260) 503-1175

Water

The City of Columbia City provides municipal water service to the park. A 12 inch ductile iron main is installed along the north side of Park 30 Drive with tapped 8” laterals to the south side of the street. The park is on a loop served from a 16 inch main installed along Lincolnway Highway. This line ties a 1,000,000 gallon water tower located at US 30 and CR 600 E to two 500,000 gallon water towers located in Columbia City. The nominal pressure is 55 psi.

Application for water service can be made from 7:00 a.m. - 3:30 p.m. at the Utility Office located in City Hall, 112 S. Chauncey St., Columbia City.

Voice: (260) 248-5100

<http://www.columbiacity.net/utilities.htm>

Tap fees are based on time and material to install. The Tariff of Rates and Charges can be obtained at <http://www.columbiacity.net/drinking%20water.htm>

Contact:

Mike Dear, Water Superintendent, City of Columbia City
Voice: (260) 248-5118

This document was last revised on 04/22/09. The latest version can be e-mailed to enable direct access to web sites and e-mail contacts noted throughout. Contact Gene Donaghy at Northeastern REMC. Thank you for your interest in Park 30 Business Center.