



## Infrastructure and Services

### **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 development plan must first be approved by the Plan Commission Executive Committee, then the 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:***

Victoria Chavez, Planning Commission Director,  
Whitley County Planning Commission  
Craig Wagner, Chief Building Inspector  
202 West Van Buren Street, Suite 204, Columbia City, IN 46725  
[wcplanning@whitleygov.com](mailto:wcplanning@whitleygov.com)  
Voice: (260) 248-3112 Fax: (260) 248-3157

### **Electricity**

Northeastern REMC ([www.nremc.com](http://www.nremc.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.

[Park 30 Business Center](#)

#### ***Contact:***

Eric Jung, President and CEO, Northeastern REMC  
4901 East Park 30 Drive, Columbia City, IN 46725  
[e\\_jung@nremc.com](mailto:e_jung@nremc.com)  
Voice: (260) 244-6111 x 405 Fax: (260) 625-3407 Mobile: (260) 229-0806

## **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:***

Chad Radke, 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](mailto: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 Gatton, 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](http://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:***

Don Babcock, Manager Economic Development, NIPSCO  
307 N. Michigan Ave., South Bend, IN 46624  
Voice: (219) 647-4975 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 12 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. It then flows 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 \$7.85 per 1000 gallons of water used. Pretreatment ordinance #1996-40 sets forth uniform requirements for users of the municipal system.

[Columbia City Waste Water Rate Ordinance.pdf](#) or visit Columbia City Utilities to review current rates by clicking on the link below.

[www.columbiacity.net](http://www.columbiacity.net)

[Chapter 51: Sewage Service](#)

[51.21 Basis Of Charges](#)

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.

[Columbia City Waste Water Service Application for Business \(PDF\)](#) or visit Columbia City Utilities to review code of ordinances and forms by clicking on the link below.

[www.columbiacity.net](http://www.columbiacity.net)

[Columbia City's Code of Ordinances and Forms](#)

[Service Applications for Businesses](#)

**Contact:**

Kelley Cearbaugh

Sewer/Street Department Superintendent, City of Columbia City

Municipal Service Facility, 316 South Tower View Drive, Columbia City, IN 46725

Voice: (260) 248-5131

**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:**

Whitley County Soil and Water Conservation  
Voice: (260) 244-6780

Steve Maxwell, Russell Engineering, Inc.  
Voice: (260) 482-5300 Mobile: (260) 482-4885

**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 foot fiberglass poles. Progress Court lighting is 200-watt LED on 35 foot fiberglass poles.

**Contact:**

Northeastern REMC  
4901 East Park 30 Drive, Columbia City, IN 46725  
(260) 244-6111 Fax: (260) 625-3407

**Telecommunications**

CenturyLink ([www.centurylink.com](http://www.centurylink.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. CenturyLink provides a full portfolio of services with connections up through OC3 from this network.

**Contact:**

CenturyLink  
122 E. Center Street, Warsaw, IN 46580  
( 574 ) 372-2900

**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 7:30 a.m. - 4:00 p.m., at the Utility Office located in City Hall, 112 S. Chauncey St., Columbia City.  
Voice: (260) 248-5100

[Columbia City Water Service Application for Business \(PDF\)](#) or visit Columbia City Utilities to review code of ordinances and forms by clicking on the link below.

[www.columbiacity.net](http://www.columbiacity.net)

[Columbia City's Code of Ordinances and Forms  
Service Applications for Businesses](#)

Click here to download the current Tariff of Rates and Charges [Columbia City Water Rate Ordinance.pdf](#). Tap fees are based on time and material to install or visit Columbia City Utilities to review current rates by clicking on the link below.

[www.columbiacity.net](http://www.columbiacity.net)

[Columbia City's Code of Ordinances and Forms  
Nonresidential and Commercial Water Service](#)

**Contact:**

Mike Shoda, Water Superintendent, City of Columbia City  
Voice: (260) 248-5135

*This document was last revised on 04/04/17. The latest version can be e-mailed to enable direct access to web sites and e-mail contacts noted throughout. Contact Eric Jung at Northeastern REMC. Thank you for your interest in Park 30 Business Center.*