Framework & General Development Plans

On-Site and Off-Site Infrastructure Requirements for General Development and Framework Development Plans:

- The developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction. This requirement includes, but is not limited to, the construction of any emergency crossings improvements, looped water supply and fire hydrants as required by the adopted fire code and city ordinances.

Permanent Fire Station Requirements:

- The Aurora Fire Department may require that a permanent station be opened when, as a result of the department’s risk analysis, such permanent station is deemed necessary by any one of the following benchmark criteria. Criteria include, but may not be limited to, the following:
  - The number of total responses in the first due area, for the projected fire station, exceeds an annual rate of 400 per year.
  - The total response time of the first due company exceeds 8 minutes 90% of the time, and the response time of the next due engine company, truck company and battalion chief exceeds 12 minutes 90% of the time.
  - The number of single family units exceeds 500, or the amount of commercial/industrial square footage exceeds 4 million square feet.
- To obtain a complete outline of the requirements for permanent fire stations please click here.

Temporary Fire Station Requirements:

- In the event that a permanent fire station is not operational, the Aurora Fire Department may require that a temporary fire station be opened when, as a result of the department’s risk analysis, such temporary station is deemed necessary by any one of the following benchmark criteria. Criteria include, but may not be limited to, the following:
  - The number of alarms in the first due area, for the projected fire station, exceeds an annual rate of 100 per year.
  - The total response time of the first due company exceeds 8 minutes, 90% of the time.
  - The number of family dwelling units exceeds 100 or the amount of commercial/industrial square footage exceeds 2 million square feet.
- If and when a temporary station is deemed necessary, the developer has agreed to provide a 1 ¾ acre site for a temporary fire station within close proximity to the proposed development. This site would be separate from the site designated for the permanent station. The temporary fire station will be available for use by the aurora fire department for 10 years, or as otherwise determined by an agreement between the aurora fire department and the developer(s).
- To obtain a complete outline of the requirements for temporary fire stations please click here.

Whelen Warning System:

- Your site may require a land dedication in order to allow the City of Aurora (Fire Department) to install a Whelen Warning System.
  - Besides the obvious need to provide emergency siren warnings to residential areas within the city, outdoor recreation areas such as sports fields and golf courses, etc. are important areas to cover with outdoor warning systems. Many of our sirens are placed on school grounds because of their location and population. Population density can be roughly gauged by the number and placement of elementary schools in newly developed areas. It is reasonable to assume that some future sites could be on public property, such as fire stations, libraries, golf courses and other city property as long as the site delivers optimum coverage and has adequate access for installation and service.
  - Site selection can be determined by several different methods. In the past, the population density of the core of Aurora dictated site selection to insure overlapping or edge to edge coverage. New development in the city and future annexations into the city will require a
different method of determining siren sites due to overlapping coverage, open spaces between developing areas, recreational sites and population densities.

- Sound propagation from the WPS-2800-5 omni-directional siren is 70 dB at 3000 feet (see attached) with the standard 50 foot towers (this height is an OSHA requirement). This does not take into account topography or obstructions such as buildings. Some overlap or at least edge-to-edge coverage is desirable, resulting in new sirens being placed 6000 feet or approximately 1.14 miles apart on flat ground.

- In newly annexed / developing areas of the city, sirens should be sited on every ½ section of the ground (320 acres) or 6000 feet apart to provide edge-on-edge coverage. The exact placement of a siren will be determined by the City of Aurora’s Office of Emergency Preparedness to insure coverage is in line with our current outdoor warning system.

- For specific questions, the Office of Emergency Management can be reached at 303-739-7636 (phone), 303-326-8986 (fax), or (email) afd_oem@auroragov.org.

- To obtain a complete outline of the requirements for Whelen warnings systems please click here.