

# **BRIDGEPORT NE**

**541 Broadbridge Road  
Bridgeport, Connecticut**

Description of Proposed Cell Site

Cellco Partnership d/b/a Verizon Wireless  
99 East River Drive  
East Hartford, CT 06108

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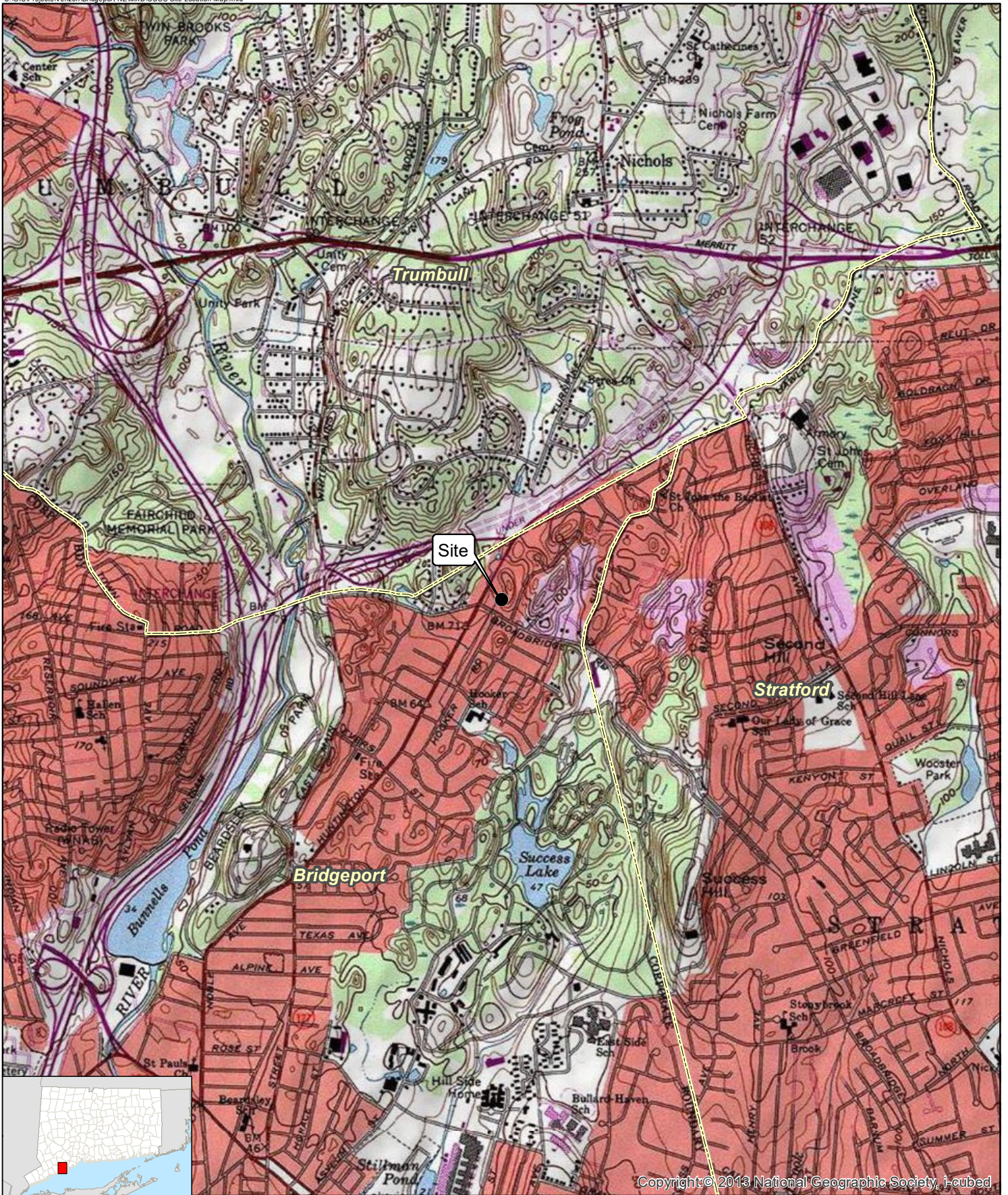
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SITE NAME: BRIDGEPORT NE – 541 BROADBRIDGE ROAD, BRIDGEPORT, CT

GENERAL CELL SITE DESCRIPTION

The proposed Bridgeport NE cell site would be located in the northeast portion of an approximately 1.26 acre parcel owned by Beardsley Plaza Limited Partnership. The facility would consist of a 100-foot flagpole telecommunications tower within a 8' x 19' fenced compound. Cellco would install two (2) equipment cabinets, remote radio heads and a natural gas-fired back-up generator on the ground within a fenced compound.

Cellco would install six (6) antennas inside the top portion of the flagpole tower. Three (3) antennas will be located at a height of 82 feet above ground level and three (3) antennas would be located at a height of 92 feet above ground level. Vehicular access to the site would extend from Broadbridge Road over the existing driveway and parking area to the cell site. Utility service would also extend from existing service along Broadbridge Road. Natural gas service to the generator will extend from service in the existing commercial building.

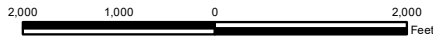


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**Legend**

- Site
- Municipal Boundary

- 2 -



**Map Notes:**  
 Base Map Source: USGS 7.5 Minute Topographic  
 Quadrangle Map: Bridgeport, CT (1984)  
 Map Scale: 1:24,000  
 Map Date: December 2016

**Site Location Map**

Proposed Wireless  
 Telecommunications Facility  
 Bridgeport NE  
 541 Broadbridge Road  
 Bridgeport, Connecticut



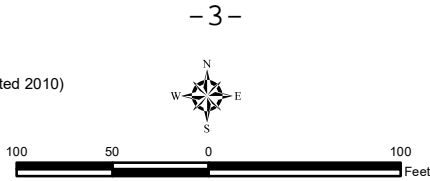


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Legend**

- Proposed 100' Flagpole Tower
- Proposed Fenced/Gravel Equipment Compound Area
- Proposed Natural Gas Meter at Grade
- Proposed Natural Gas Line Routed Along Building Roof
- Proposed Underground Electric & Telco Utilities
- Approximate Parcel Boundary (CTDEEP GIS Parcels Last Updated 2010)
- Subject Property

**Map Notes:**  
 No wetlands or watercourses identified on the subject property  
 Base Map Source: ESRI Imagery, GBRC RPIP 2013  
 Map Scale: 1 inch = 100 feet  
 Map Date: March 2017



**Aerial Photograph**

Proposed Wireless  
 Telecommunications Facility  
 Bridgeport NE  
 541 Broadbridge Road  
 Bridgeport, Connecticut



## SITE EVALUATION REPORT

SITE NAME: BRIDGEPORT NE – 541 BROADBRIDGE ROAD, BRIDGEPORT, CT

### I. TOWER LOCATION

- A. COORDINATES: 41°-13'-19.494" N 73°-10'-02.504" W
- B. GROUND ELEVATION: Approximately 80.9 feet AMSL
- C. U.S.G.S. QUADRANGLE MAP: Bridgeport, CT
- D. SITE ADDRESS: 541 Broadbridge Road, Bridgeport, CT
- E. ZONING WITHIN 1/4 MILE OF SITE: Land within ¼ mile of the cell site is in Bridgeport's OR Office Retail zoning district and R-A Residential zoning district.

### II. DESCRIPTION

- A. SITE SIZE: 8' x 19' Fenced Compound and Leased Area
- B. LESSOR'S PARCEL: Approximately 1.26 acres
- C. TOWER TYPE/HEIGHT: 100' Flagpole Tower
- D. SITE TOPOGRAPHY AND SURFACE: Topography in the area is generally flat. Minimal grading for the facility compound will be required.
- E. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The tower would be located in the northeasterly portion of an approximately 1.26 acre parcel used for commercial/retail purposes. No wetlands are located on the subject parcel.
- F. LAND USE WITHIN 1/4 MILE OF SITE: The 1.26 acre subject parcel is surrounded by commercial and residential uses. (See Aerial Photograph and U.S.G.S. Topographic Map at pp. 2 and 3).

### III. FACILITIES

- A. POWER COMPANY: Eversource
- B. POWER PROXIMITY TO SITE: Approximately 165 feet to the south of the facility compound along Broadbridge Road.

- C. TELEPHONE COMPANY: Frontier Communications
- D. PHONE SERVICE PROXIMITY: Same as power
- E. VEHICLE ACCESS TO SITE: Vehicle access to the site would extend from Broadbridge Road over the existing paved driveway and parking areas on the Property.
- F. CLEARING AND FILL REQUIRED: No clearing or fill would be required for construction of the site compound. Detailed construction plans would be developed if this location is approved by the Siting Council.

IV. LEGAL

- A. PURCHASE  LEASE
  - B. OWNER: Beardsley Plaza Limited Partnership
  - C. ADDRESS: P.O. Box 1700, Bridgeport, CT 06601
- DEED ON FILE AT: City of Bridgeport, CT Land Records

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FACILITIES AND EQUIPMENT SPECIFICATION  
(NEW TOWER & EQUIPMENT)

SITE NAME: BRIDGEPORT NE – 541 BROADBRIDGE ROAD, BRIDGEPORT, CT

I. TOWER SPECIFICATIONS:

- A. MANUFACTURER: To be determined
- B. TYPE: Self-supporting monopole – Flagpole Tower
- C. TOWER HEIGHT: 100'

TOWER DIMENSIONS:    Approx. 42” base  
                                  Approx. 36” top

II. TOWER LOADING CELLCO EQUIPMENT:

- A.1. Panel Antennas (6) Model SBJAHH-1D65B inside the top portion of the tower
- A.2. Transmission Lines:
  - a. Two (2) HB158-1-08U8-S8J18 HYBRIFLEX™ fiber optic antenna cables

III. ENGINEERING ANALYSIS AND CERTIFICATION:

The towers will be designed in accordance with Electronic Industries Association Standard EIA/TIA-222-G “Structural Standards for Steel Antenna Towers and Antenna Support Structures.” The foundation designs would be based on soil conditions at the site. Details for the towers and foundation designs will be provided as a part of the final D&M Plan.



## ENVIRONMENTAL ASSESSMENT STATEMENT

SITE NAME: BRIDGEPORT NE – 541 BROADBRIDGE ROAD, BRIDGEPORT, CT

### I. PHYSICAL IMPACT

#### A. WATER FLOW AND QUALITY

No water flow and/or water quality changes are anticipated as a result of the construction or operation of the facility. There are no lakes, ponds, rivers, streams, wetlands or other regulated bodies of water located in the area to be used for the access drive, tower or equipment. The equipment used will not discharge any pollutants to area surface or groundwater systems. There are no wetlands on the Property.

#### B. AIR QUALITY

Under ordinary operating conditions, Cellco's equipment at the Bridgeport NE Facility would generate no air emissions. During power outages and periodically for maintenance purposes, Cellco would utilize an on-site back-up battery system and a natural gas-fueled generator to provide emergency back-up power to the facility. Cellco's back-up generator will be managed to comply with the "permit by rule" criteria established by the Connecticut Department of Energy and Environmental Protection ("DEEP") Bureau of Air Management, pursuant to R.C.S.A. § 22a-174-36, and, therefore, is exempt from general air permit requirements.

#### C. LAND

No trees will need to be cleared and minimal grading of the tower compound will be required. A small retaining wall will be installed to the east of the facility compound. The remaining land of the Lessor would remain unchanged by the construction and operation of the cell site.

#### D. NOISE

The equipment to be in operation at the site after construction would emit no noise, except for the occasional operation of the back-up generator which would only run when power to the facility is interrupted and periodically for maintenance purposes. Some noise is anticipated during cell site construction.

E. POWER DENSITY

The worst-case calculation of power density for Cellco's 700 MHz, 850 MHz, 1900 MHz and 2100 MHz antennas at the Bridgeport NE Facility would be 38.06% of the FCC Safety Standard. (See Attachment 14).

F. VISIBILITY

See Visibility Report included as Attachment 9.

CELLCO PARTNERSHIP



WIRELESS COMMUNICATIONS FACILITY

# BRIDGEPORT NE

## 541 BROADBRIDGE ROAD BRIDGEPORT, CT 06610



- DIRECTIONS TO SITE:**
1. HEAD SOUTHEAST ON E RIVER DR TOWARD PITKIN ST 0.9 MI.
  2. CONTINUE ONTO E RIVER DR EXTENSION 0.3 MI.
  3. TURN RIGHT ONTO THE US-9 S/CT-15 S RAMP TO NEW HAVEN-1-91 S. 0.2 MI.
  4. TAKE EXIT 86 TO MERGE ONTO 1-91 S TOWARD NEW HAVEN/NYC 1.7 MI.
  5. TAKE EXIT 17 FOR CT-15 S/W/Hubir Cross Pkwy 30.2 MI.
  6. TAKE EXIT 52 FOR STATE ROUTE 108 S/STATE ROUTE 8 S TOWARD BRIDGEPORT 0.6 MI.
  7. TOWARD BRIDGEPORT 0.6 MI.
  8. KEEP RIGHT, FOLLOW SIGNS FOR CT-108/STRAITFORD 0.2 MI.
  9. TURN LEFT ONTO CT-108 W/NICHOLS AVE 0.2 MI.
  10. TURN RIGHT ONTO PENNY AVE 0.6 MI.
  11. CONTINUE ONTO HUNTINGTON TURNPIKE 0.3 MI.
  12. TURN LEFT ONTO BROADBRIDGE RD 249 FT.

**CONSULTANT TEAM**

**PROJECT ENGINEER**  
HUDSON DESIGN GROUP, LLC  
1600 OSKWOOD STREET  
OSKWOOD, MA 01845  
BUILDING 20 NORTH, SUITE 3090  
NORTH ANDOVER, MA 01845  
TEL: 1-(978)-557-5553  
FAX: 1-(978)-336-5586

**MEP ENGINEER**  
HUDSON DESIGN GROUP, LLC  
1600 OSKWOOD STREET  
OSKWOOD, MA 01845  
BUILDING 20 NORTH, SUITE 3090  
NORTH ANDOVER, MA 01845  
TEL: 1-(978)-557-5553  
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**SURVEYOR**  
NORTHEAST SURVEY CONSULTANTS  
116 PLEASANT ST., SUITE 302  
EASTHAMPTON, MA 01027  
TEL: 1-(413)-203-5144

**PROJECT SUMMARY**

**SITE NAME:** BRIDGEPORT NE

**SITE ADDRESS:** 541 BROADBRIDGE ROAD  
BRIDGEPORT, CT 06610

**APPLICANT:** CELCO PARTNERSHIP  
d/b/a Verizon  
99 EAST RIVER DRIVE  
EAST HARTFORD, CT 06108

**SITE ACQUISITION CONTACT:** ALEJESY TAUBIN  
CELCO PARTNERSHIP  
(808) 803-8213

**LEGAL/REGULATORY COUNSEL:** KENNETH C. BALDWIN ESQ.  
ROBINSON + COLE LLP  
(860)275-8346

**LATITUDE:** N41° 13' 19.494"

**LONGITUDE:** W73° 10' 02.504"

**GROUND ELEVATION:** 80.9 ± AMSL

**SHEET INDEX**

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
C-1	ABUTTERS PLAN
C-2	PARTIAL SITE PLAN
C-3	COMPOUND PLAN
C-4	ELEVATION AND ANTENNA CONFIGURATION
C-5	FENCE DETAILS
C-6	RETAINING WALL DETAIL

**SCOPE OF WORK INFO.**

1. THE CONSTRUCTION OF A 8'x19' FENCED WIRELESS COMMUNICATIONS COMPOUND.
2. A TOTAL OF UP TO SIX (6) DIRECTIONAL PANEL ANTENNAS ARE PROPOSED TO BE MOUNTED AT CENTERLINE ELEVATIONS OF 82'-0" ± AGL AND 92'-0" ± AGL WITHIN A 100'-0" ± PROPOSED FLAGPOLE TOWER.
3. POWER AND TELCO UTILITIES SHALL BE ROUTED UNDERGROUND FROM EXISTING RESPECTIVE DEMARKS TO THE PROPOSED UTILITY BACKBOARD LOCATED ADJACENT TO THE PROPOSED FENCED COMPOUND. FINAL DEMARK LOCATION AND UTILITY ROUTING TO PROPOSED BACKBOARD WILL BE VERIFIED/DETERMINED BY LOCAL UTILITY COMPANIES. UTILITIES WILL BE ROUTED UNDERGROUND FROM UTILITY BACKBOARD TO THE PROPOSED EQUIPMENT CABINETS LOCATED WITHIN FENCED COMPOUND AREA.
4. FINAL DESIGN FOR TOWER AND ANTENNA MOUNTS SHALL BE INCLUDED IN THE D&M PLANS.
5. THE PROPOSED WIRELESS FACILITY INSTALLATION WILL BE DESIGNED IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE AS MODIFIED BY THE 2016 CONNECTICUT SUPPLEMENT.
6. THERE WILL NOT BE ANY LIGHTING UNLESS REQUIRED BY THE FCC OR THE FAA.
7. THERE WILL NOT BE ANY SIGNS OR ADVERTISING ON THE ANTENNAS OR EQUIPMENT.



CHECKED BY: DJR

APPROVED BY: DPH

**SUBMITTALS**

REV	DATE	DESCRIPTION	BY
1	12/20/17	ISSUED FOR COMMENTS	DPH
2	12/20/17	ISSUED FOR COMMENTS	DPH
3	12/20/17	ISSUED FOR REVIEW	DPH

**SITE NAME:** BRIDGEPORT NE

**SITE ADDRESS:** 541 BROADBRIDGE ROAD  
BRIDGEPORT, CT 06610

**SHEET TITLE:** TITLE SHEET

**SHEET NUMBER:** T-1



DESIGNED FOR: CELLOO PARTNERSHIP, LLC



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140005000010001  
140005000010001



CHECKED BY: DJR

APPROVED BY: DPH

**SUBMITTALS**

NO.	DATE	DESCRIPTION	BY
1	08/07/17	ISSUED FOR COMMENTS	DPH
2	08/07/17	ISSUED FOR COMMENTS	DPH
3	12/01/18	ISSUED FOR REVIEW	DPH

SITE NAME:  
**BRIDGEPORT NE**

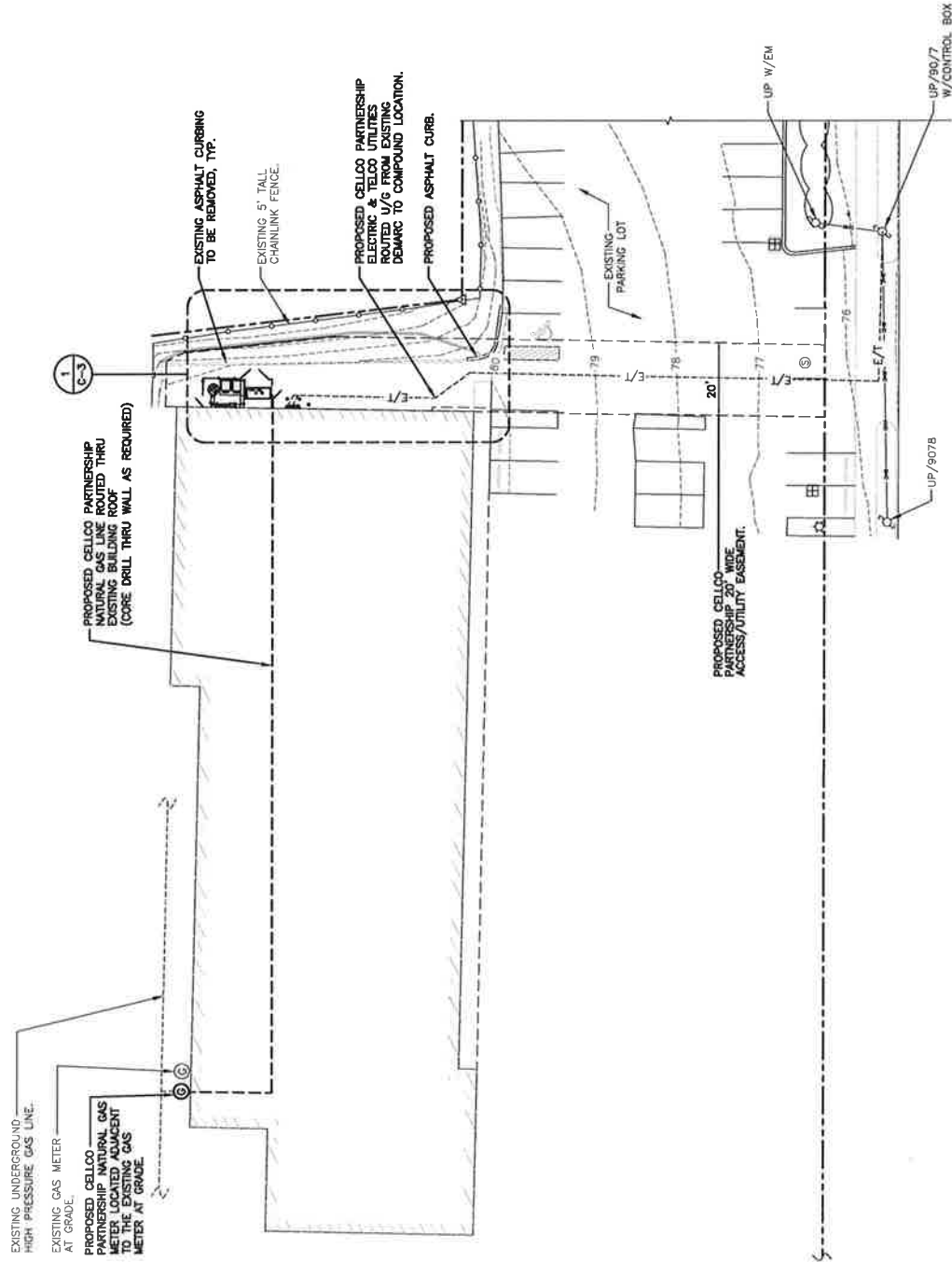
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541 BROADBRIDGE ROAD  
BRIDGEPORT, CT 06610

SHEET TITLE  
**PARTIAL  
SITE PLAN**

SHEET NUMBER  
**C-2**

**LEGEND**

---	PROPERTY LINE - SUBJECT PARCEL
---	ADJUTERS PROPERTY LINE
---	CONTOUR LINE
---	OVERHEAD WIRE
---	CHAIN LINK FENCE
---	YELLOW PAINTED LINE
---	PROPOSED CONTOUR LINE
⊠	CATCH BASIN
⊙	ROOF DRAIN
⊙	POST
⊙	MANHOLE
⊙	GAS METER
⊙	EXISTING UTILITY POLE
⊙	GUY WIRE ANCHOR
⊙	LIGHT POLE
⊙	IRON PIPE FOUND
⊙	CONC. BOUND FOUND
⊙	CALCULATED POINT
CLR	CLEARANCE



**PARTIAL SITE PLAN**  
 22x34 SCALE: 1/16"=1'-0"  
 11x17 SCALE: 1/32"=1'-0"

GRAPHIC SCALE  
 0 8 16 24 32 40 FEET

1  
C-2



DESIGNED FOR: CELLOO PARTNERSHIP D.B.A.



CHECKED BY: DJR

APPROVED BY: DPH

SUBMITTALS

REV	DATE	DESCRIPTION	BY
1	12/17/17	ISSUED FOR PERMITS	DPH
2	12/17/17	ISSUED FOR PERMITS	DPH
3	12/17/17	ISSUED FOR PERMITS	DPH
4	12/17/17	ISSUED FOR PERMITS	DPH
5	12/17/17	ISSUED FOR PERMITS	DPH

SITE NAME:  
**BRIDGEPORT NE**

SITE ADDRESS:  
541 BROADBRIDGE ROAD  
BRIDGEPORT, CT 06610

SHEET TITLE  
**COMPOUND PLAN**

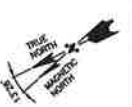
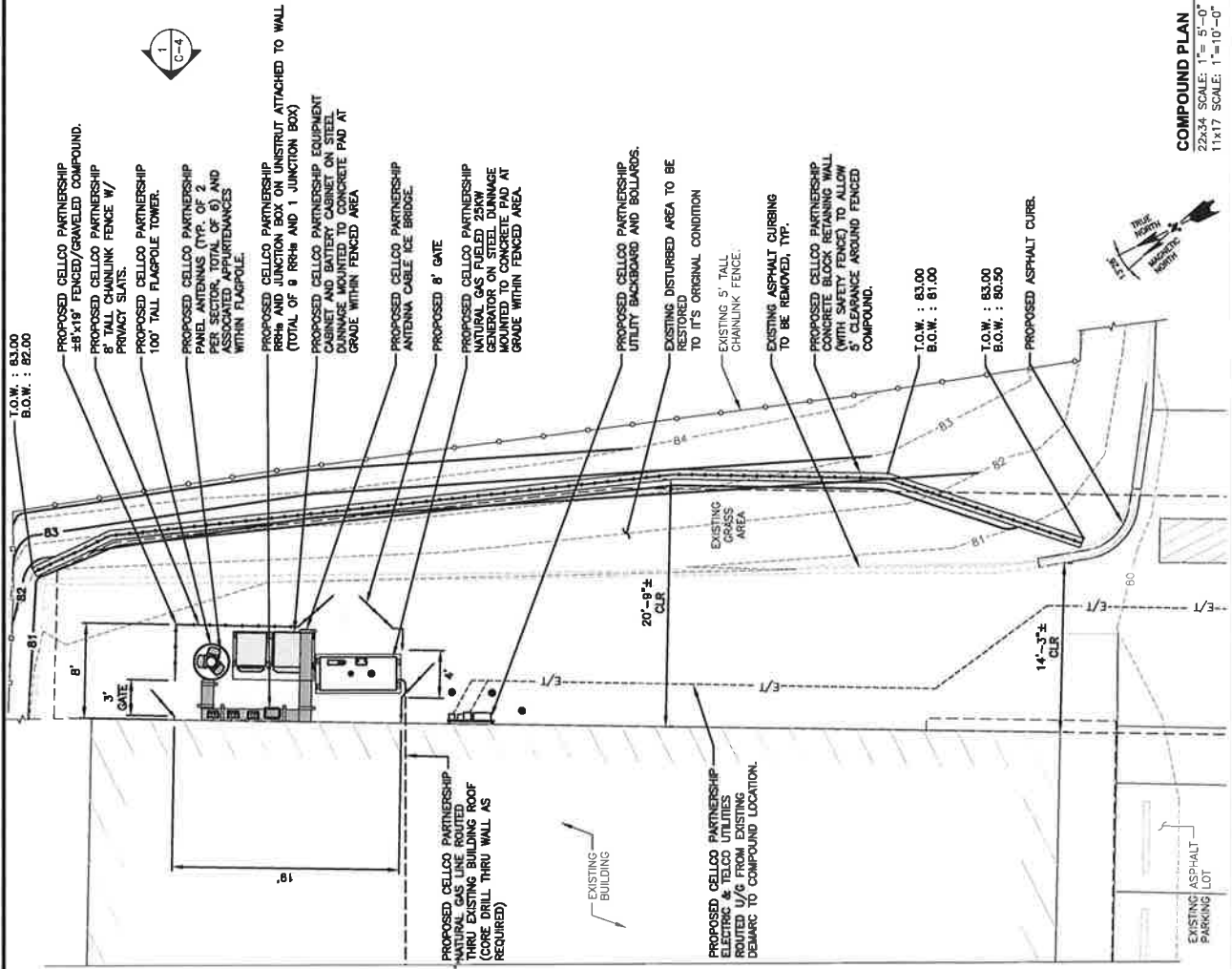
SHEET NUMBER:  
**C-3**

**LEGEND**

---	PROPERTY LINE - SUBJECT PARCEL
---	ADJUTERS PROPERTY LINE
---	CONTOUR LINE
---	OVERHEAD WIRE
---	CHAIN LINK FENCE
---	YELLOW PAINTED LINE
---	PROPOSED CONTOUR LINE
⊠	CATCH BASIN
⊙	ROOF DRAIN
⊙	POST
⊙	MANHOLE
⊙	GAS METER
⊙	EXISTING UTILITY POLE
⊙	GUY WIRE ANCHOR
⊙	LIGHT POLE
⊙	IRON PIPE FOUND
⊙	CONC. BOUND FOUND
⊙	CALCULATED POINT
CLR	CLEARANCE



**COMPOUND PLAN**  
22x34 SCALE: 1"=5'-0"  
11x17 SCALE: 1"=10'-0"



PREPARED FOR: CELCO PARTNERSHIP D.S.A.



1400 DORSET STREET  
SUITE 200  
N. ANDOVER, MA 01851  
TEL: (978) 321-6550  
FAX: (978) 324-5506



CHECKED BY: DAR

APPROVED BY: DPR

SUBMITTALS

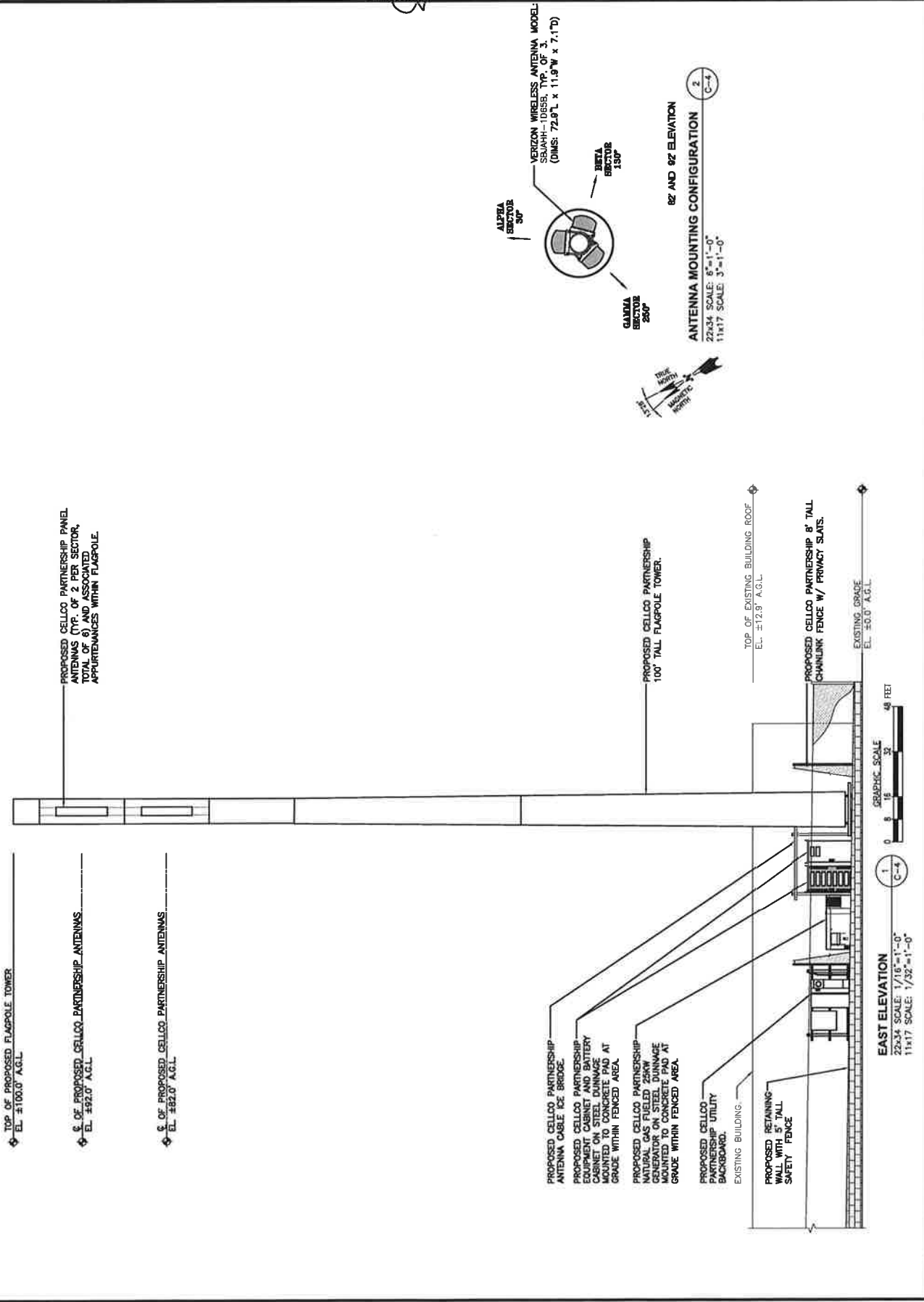
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2	02/07/17	ISSUED PER ORDERS	DZ
3	12/20/16	ISSUED PER ORDER	DZ

SITE NAME:  
**BRIDGEPORT NE**

SITE ADDRESS:  
541 BROADBRIDGE ROAD  
BRIDGEPORT, CT 06610

SHEET TITLE  
**ELEVATION AND  
ANTENNA MOUNTING  
CONFIGURATION**

SHEET NUMBER  
**C-4**







PREPARED FOR: CILICO PARKING/DLA



**H D G**  
**Hudson**  
 Design Group, Inc.  
 1407 DISCOUNT DRIVE  
 WASHINGTON, MA 01890 TEL: (978) 652-5525  
 8 ANDOVER, MA 01945 FAX: (978) 324-5598



CHECKED BY: DJR  
 APPROVED BY: DPH

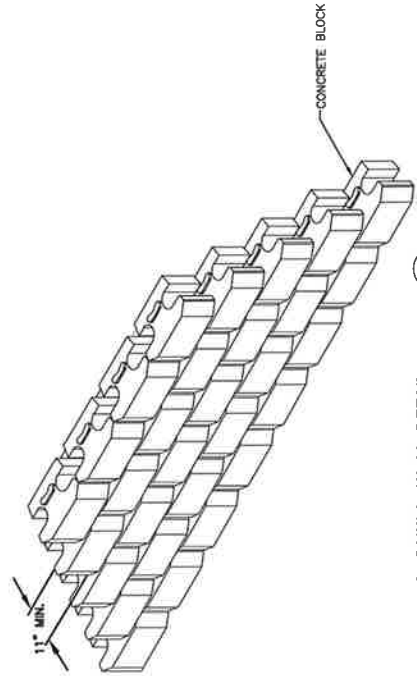
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NO.	DATE	DESCRIPTION	BY
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2	10/17/17	REVISION FOR COMMENTS	SE
3	12/12/17	REVISION FOR RFP	SE

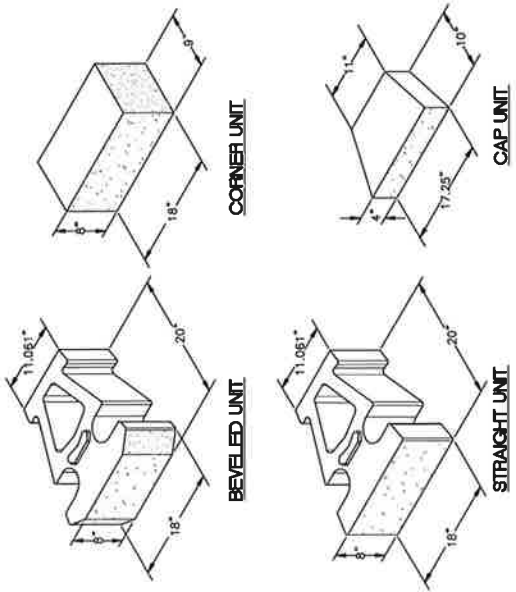
SITE NAME:  
**BRIDGEPORT NE**  
 SITE ADDRESS:  
 541 BRIDGEPORT ROAD  
 BRIDGEPORT, CT 06610

SHEET TITLE  
**RETAINING WALL  
 DETAIL**

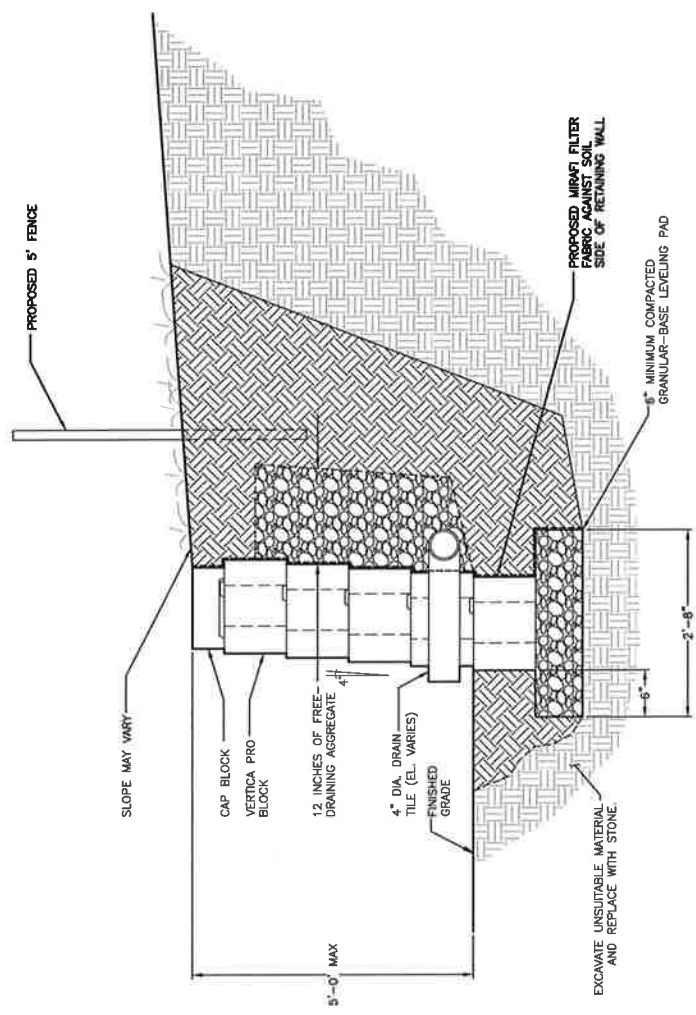
SHEET NUMBER  
**C-6**



**RETAINING WALL DETAIL**  
 SCALE: N.T.S.



**TYPICAL RETAINING WALL BLOCK DETAIL**  
 SCALE: N.T.S.



- RETAINING WALL NOTES:
- CONCRETE UNITS TO BE VERTICAL PRO BLOCKS AS MANUFACTURED BY ANCHOR WALL SYSTEMS OR APPROVED EQUAL (WITHOUT GEOSYNTHETIC REINFORCEMENT).
  - WALL HEIGHT GREATER THAN 6 FEET WILL REQUIRE GEOSYNTHETIC REINFORCEMENT. CONSULT MANUFACTURER FOR PLACEMENT REQUIREMENTS.

**RETAINING WALL  
 TYPICAL GRAVITY WALL DETAIL**  
 SCALE: N.T.S.

3  
 C-6