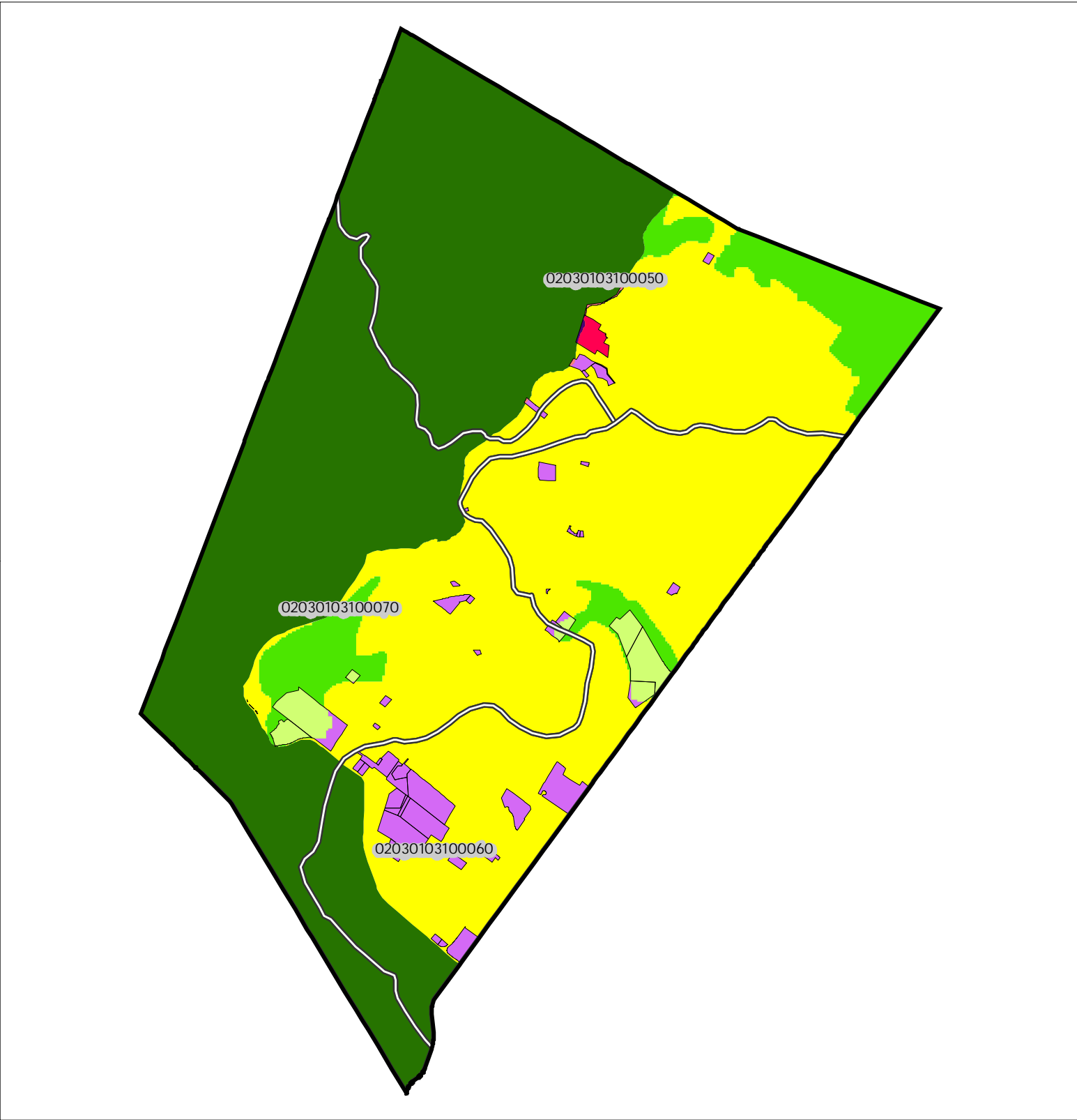


Figure 1: Municipal Build-out Report Septic System Yield by HUC14 and LUCM Zone *

OAKLAND BOROUGH



Potential Undevelopable Lands	Potential Oversized Lots	Potential Developable Lands	Potential Redevelopable Lands
Conservation Zone	in Conservation Zone	in Conservation Zone	in Conservation Zone
Existing Community Zone	in Existing Community Zone	in Existing Community Zone	in Existing Community Zone
Protection Zone	in Protection Zone	in Protection Zone	in Protection Zone
Preservation Area	in Preservation Area	in Preservation Area	in Preservation Area

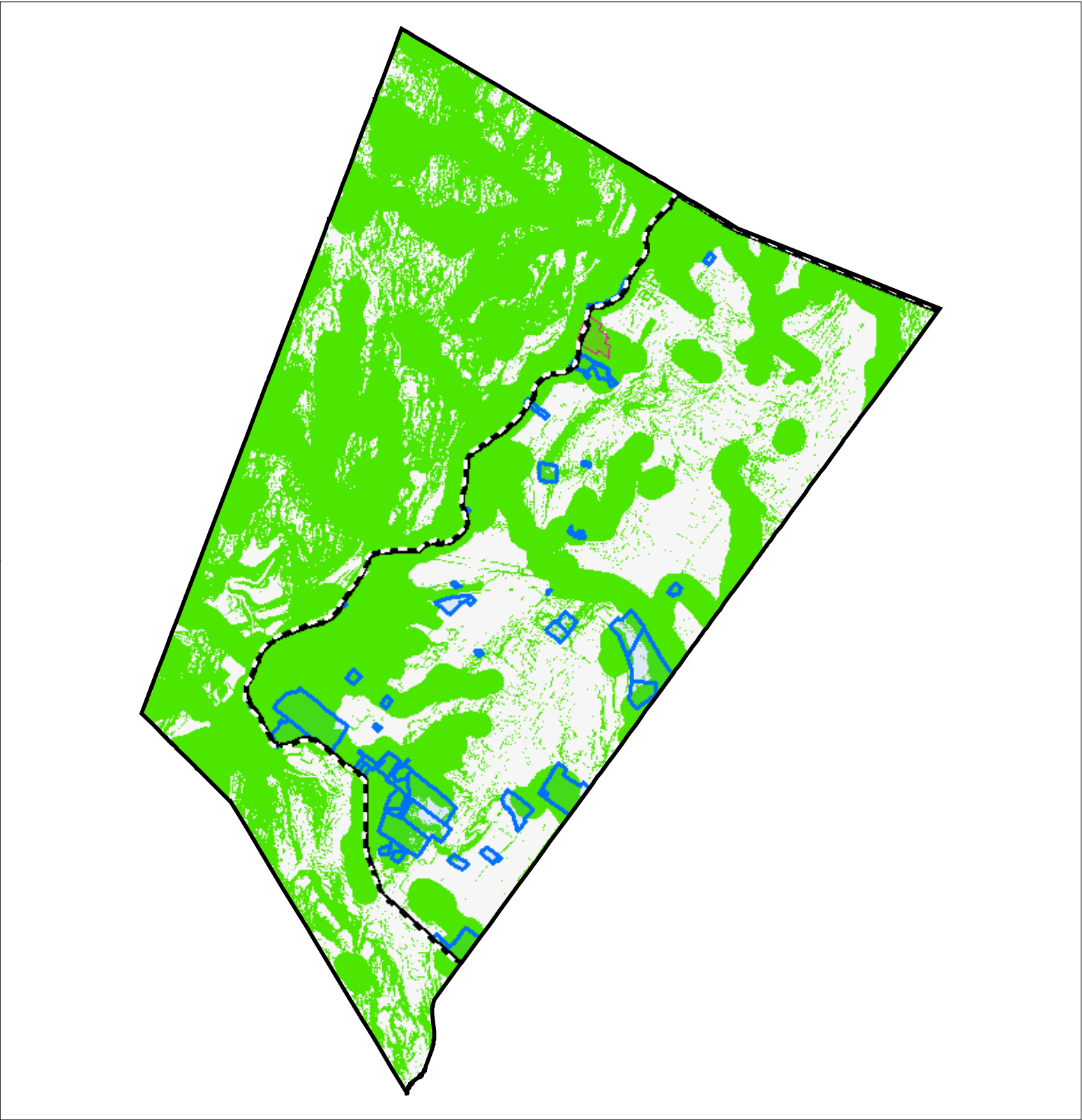
HUC14 Subwatersheds

HUC14 ID Number

Miles
0 0.5 1

* Refer to Table 1 for Septic System Yield values, indexed by HUC14 ID

Figure 2: Municipal Build-out Report Environmental Constrained Lands



Highlands Build-out Environmental Constrained Lands
Constraints:
Highlands Open Water Buffers (300ft)
Flood Prone Areas
Steep Slopes (Moderate and Severe)

Potential Oversized Lots

Potential Developable Lots

Preservation Area

OAKLAND BOROUGH

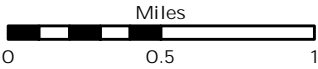
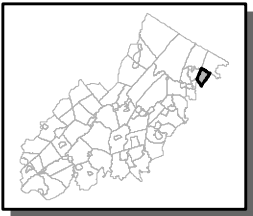
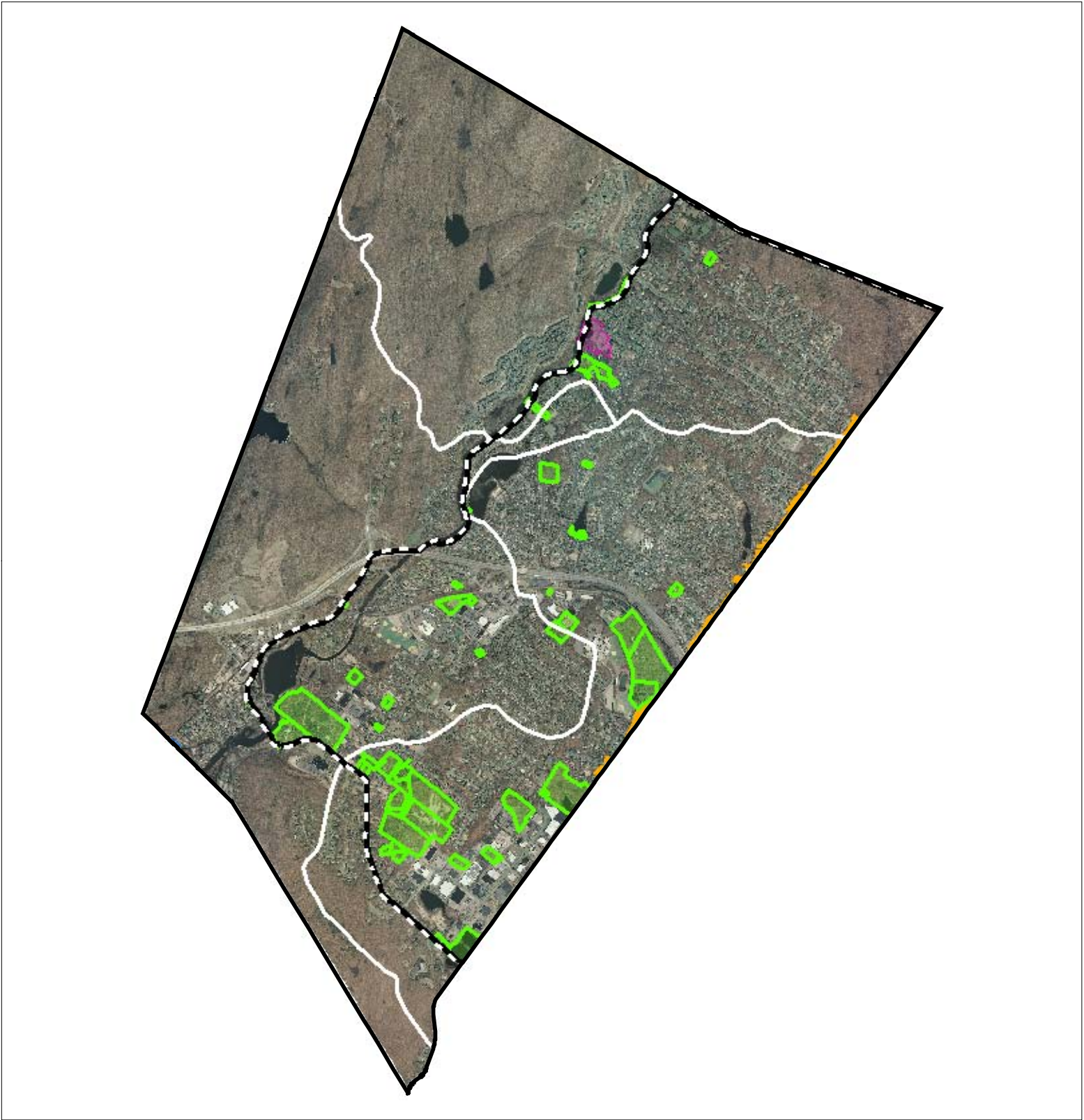


Figure 3: Municipal Build-out Report RMP HDSF Wastewater Utilities



Highlands Domestic Sewerage Facilities "2008 RMP Existing Area Served"

NW Bergen County MUA

Pompton Lakes MUA

HUC14 Subwatersheds

Potential Oversized Lots

Potential Developable Lots

Preservation Area

OAKLAND BOROUGH

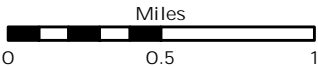
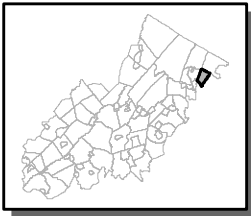
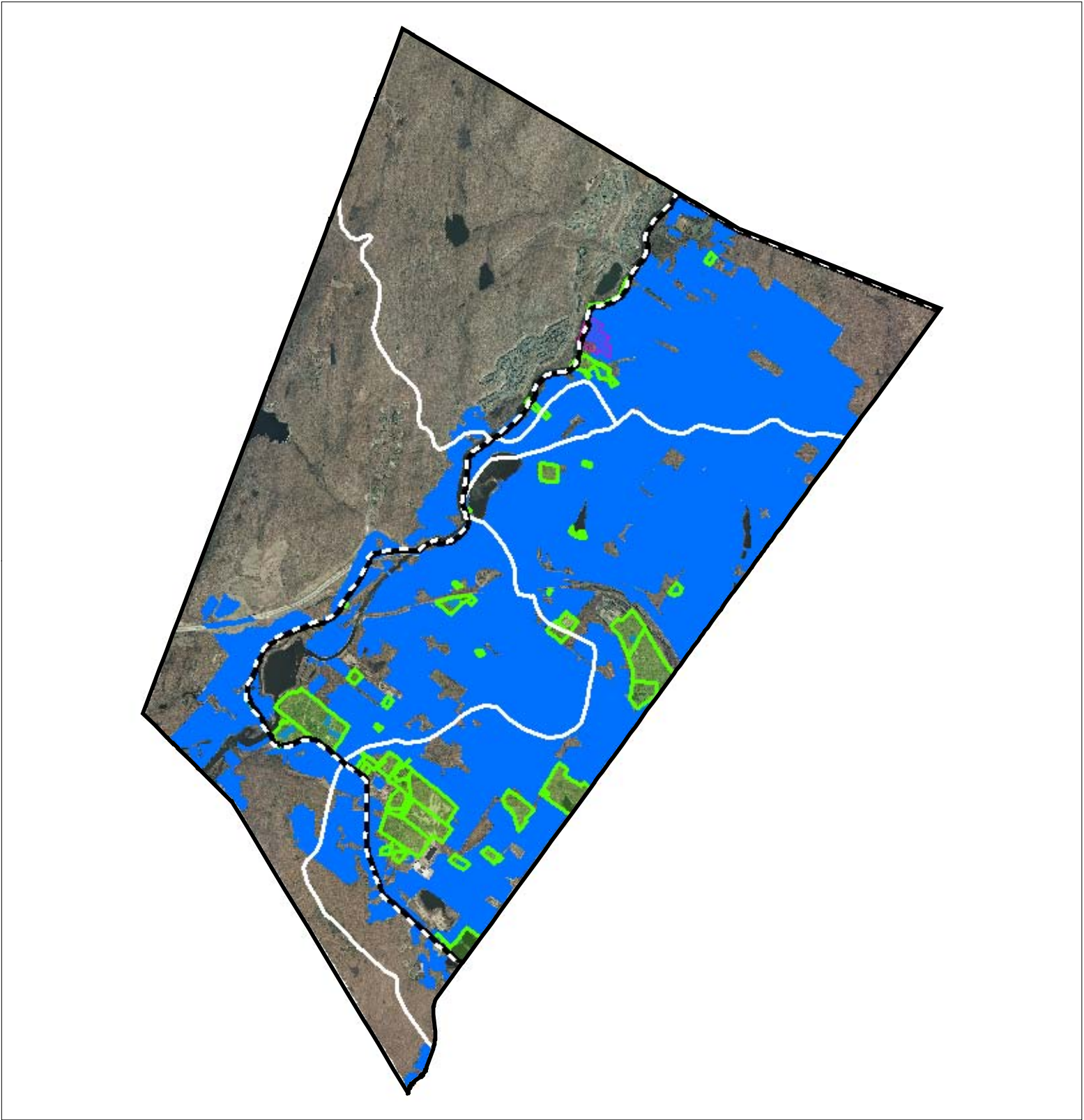


Figure 4: Municipal Build-out Report RMP Public Community Water System Utilities



Public Community Water Systems "2008 RMP Existing Area Served"

OAKLAND WATER DEPARTMENT

HUC14 Subwatersheds

Potential Oversized Lots

Potential Developable Lots

Preservation Area

OAKLAND BOROUGH

