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2. The aerial base map was prepared using the 2015 New Jersey High Resolution Orthoimagery from the New Jersey Information Warehouse.



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Map 1

WMP Area Map

Borough of Oakland

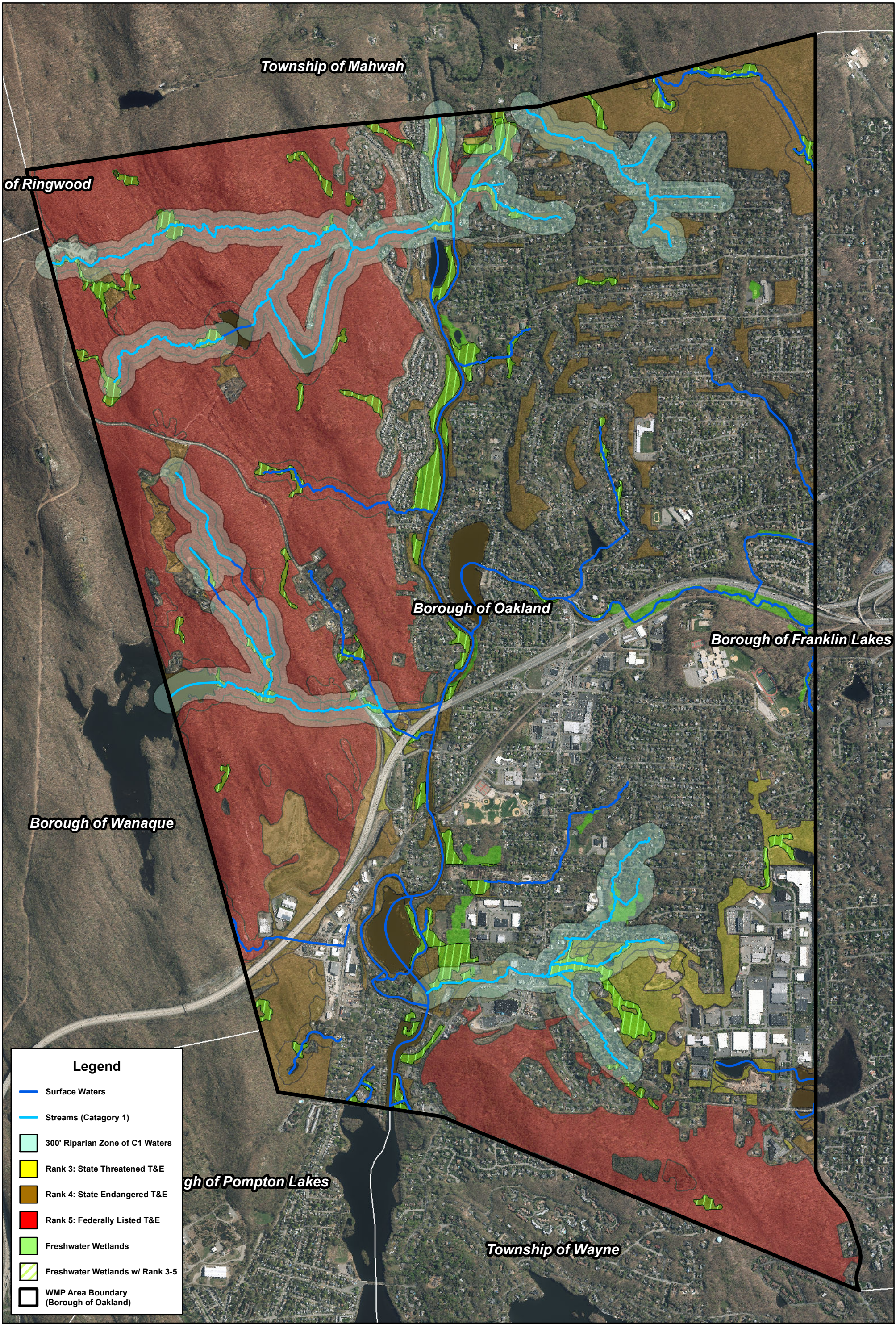
Bergen County

New Jersey



Scale
1 in = 1,600 ft

Last Edit:	June 19, 2020
	June 2020
	Job No. OK-1620
Drawn By: JMW	
Check By: GD	



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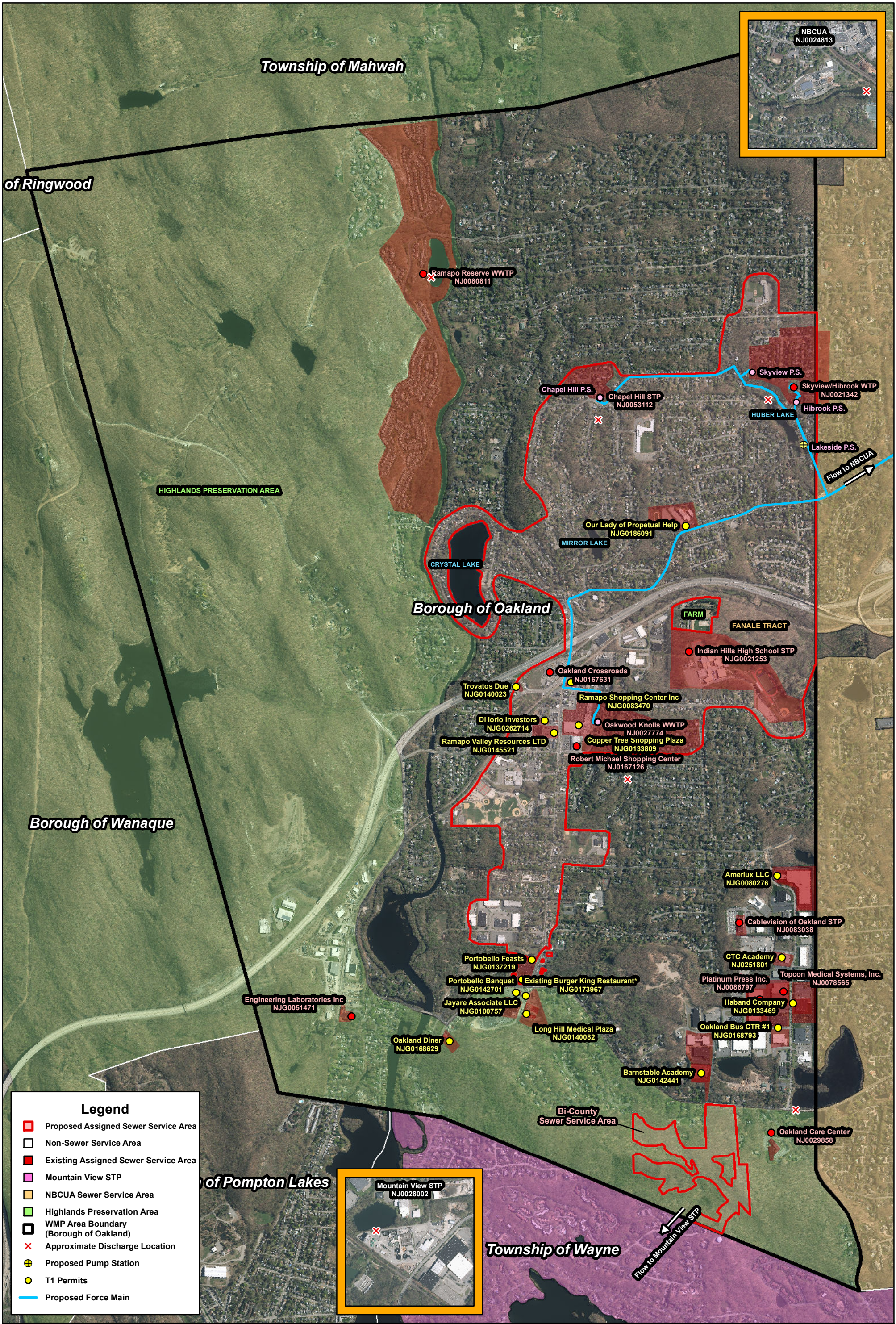
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Map 2
Selected Environmentally Sensitive Features Map
Borough of Oakland
Bergen County New Jersey



Scale
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Legend

Proposed Assigned Sewer Service Area

Non-Sewer Service Area

Existing Assigned Sewer Service Area

Mountain View STP

NBCUA Sewer Service Area

Highlands Preservation Area

WMP Area Boundary
(Borough of Oakland)

Approximate Discharge Location

Proposed Pump Station

T1 Permits

Proposed Force Main

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Map 3A

Wastewater Service Area Map

Borough of Oakland

Bergen County

New Jersey

N

E

S

W

Scale

1 in = 1,600 ft

Last Edit:

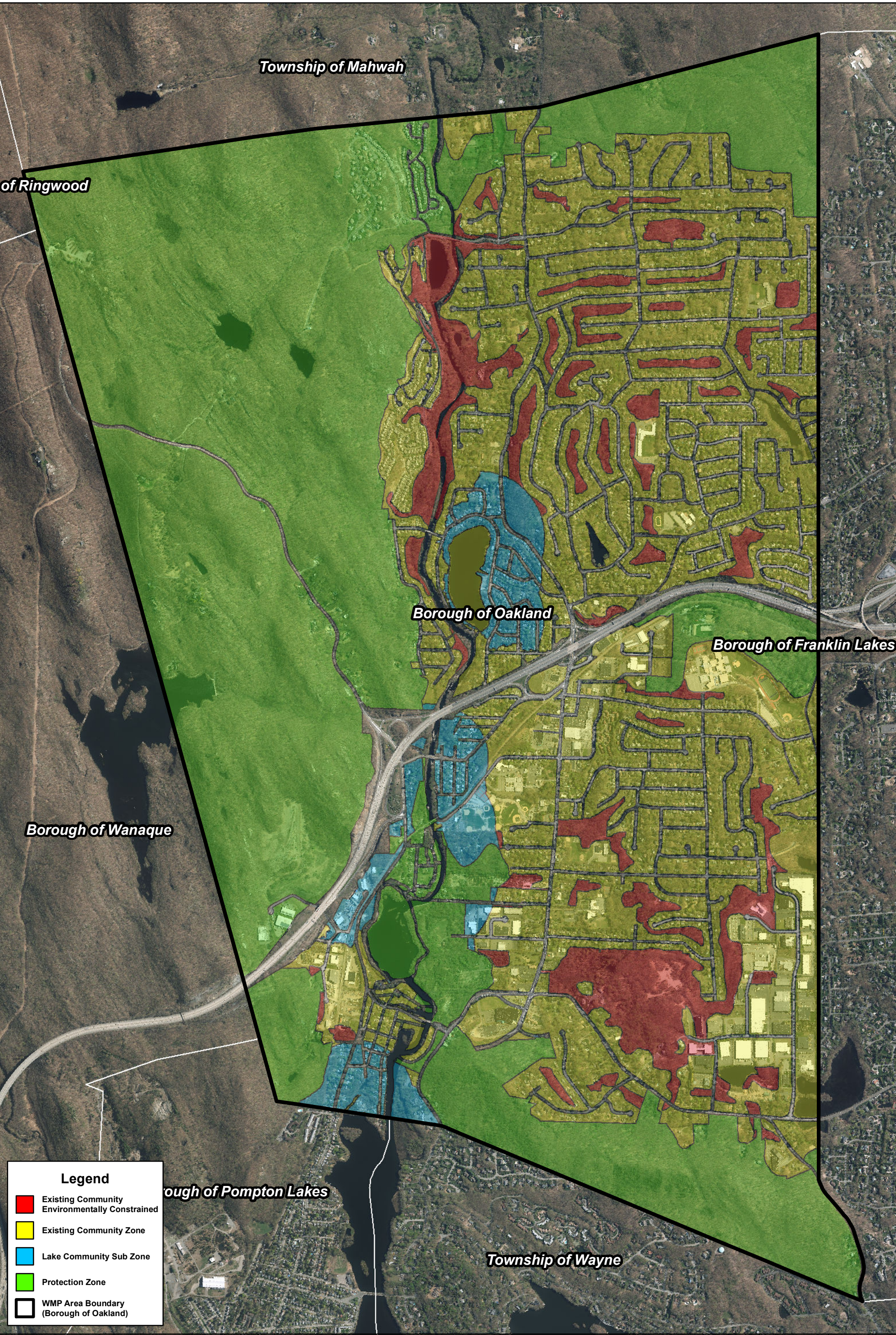
October 10, 2022

June 2020

Job No. OK-1620

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Legend

Existing Community Environmentally Constrained

Existing Community Zone

Lake Community Sub Zone

Protection Zone

WMP Area Boundary (Borough of Oakland)

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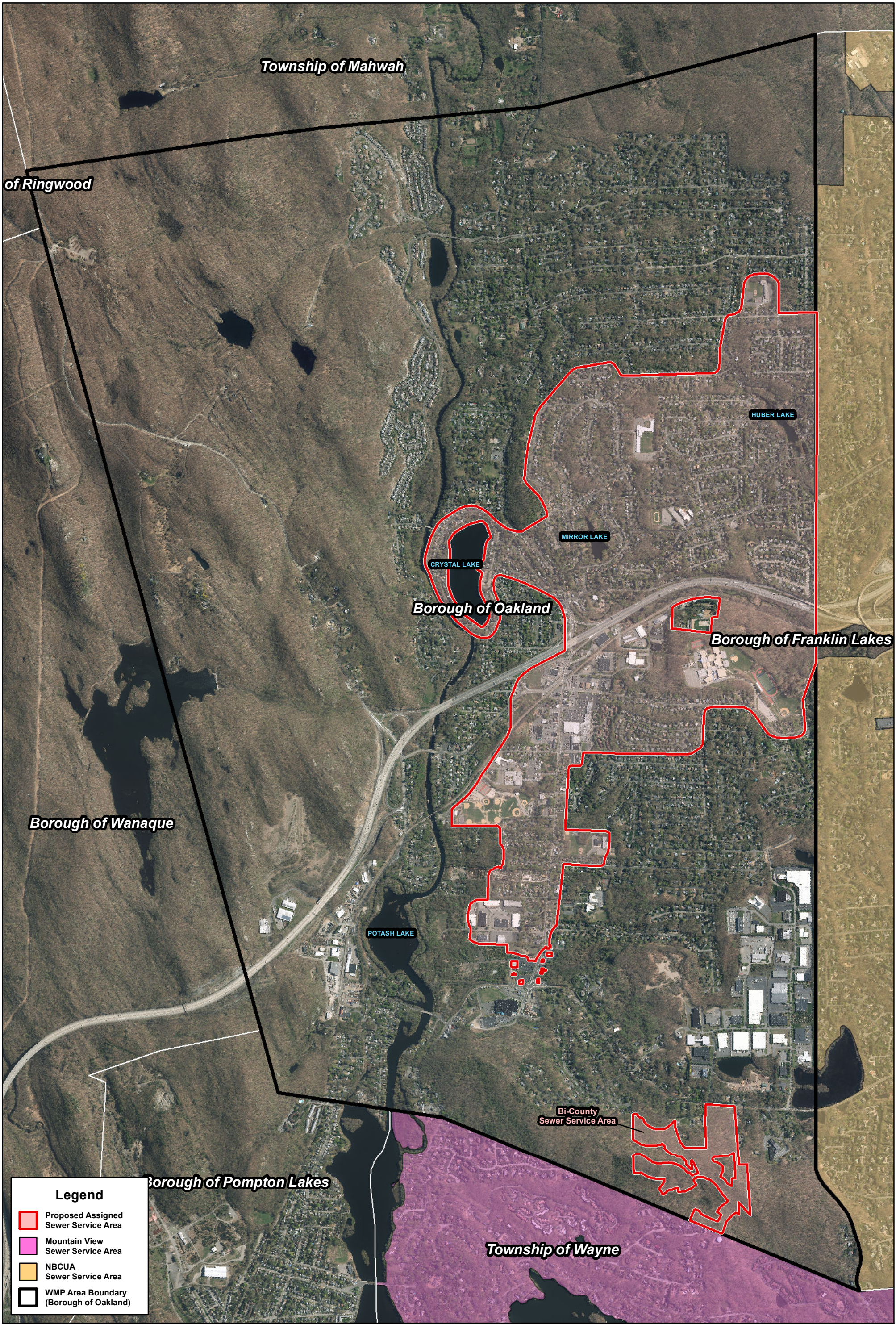
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Map 3B
Wastewater Service Area Map
LandUse Capability Zone
Borough of Oakland
Bergen County New Jersey



Scale
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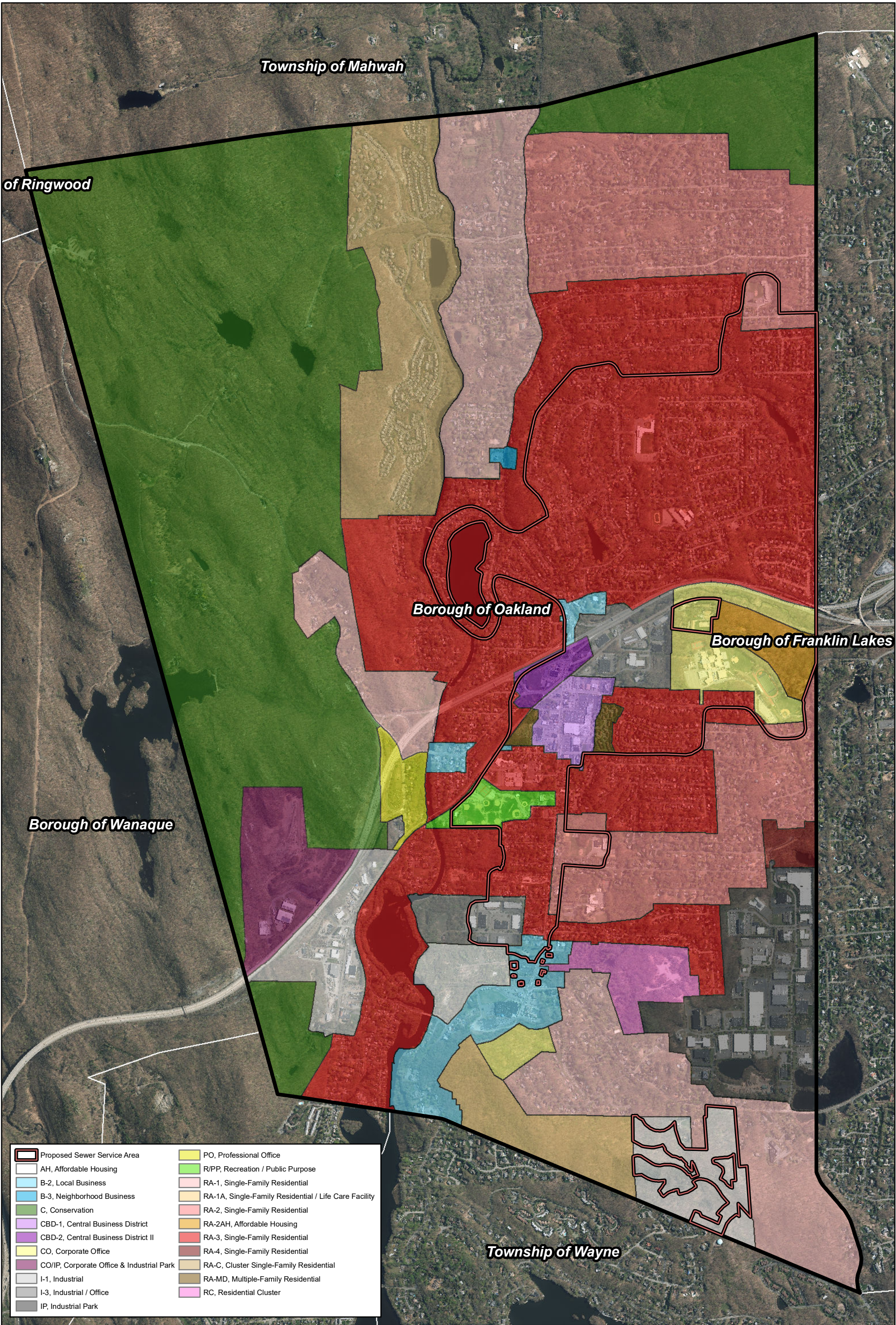
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





















Map 3C
Sewer Service Area Map
Borough of Oakland
Bergen County New Jersey



Scale
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 Proposed Sewer Service Area	 PO, Professional Office
 AH, Affordable Housing	 R/PP, Recreation / Public Purpose
 B-2, Local Business	 RA-1, Single-Family Residential
 B-3, Neighborhood Business	 RA-1A, Single-Family Residential / Life Care Facility
 C, Conservation	 RA-2, Single-Family Residential
 CBD-1, Central Business District	 RA-2AH, Affordable Housing
 CBD-2, Central Business District II	 RA-3, Single-Family Residential
 CO, Corporate Office	 RA-4, Single-Family Residential
 CO/IP, Corporate Office & Industrial Park	 RA-C, Cluster Single-Family Residential
 I-1, Industrial	 RA-MD, Multiple-Family Residential
 I-3, Industrial / Office	 RC, Residential Cluster
 IP, Industrial Park	

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Map 4

Zoning Map

Borough of Oakland

Bergen County

New Jersey



Scale
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1	38.8 Acres
2	2.9 Acres
3	2.1 Acres
4	4.4 Acres
5	2.4 Acres

Legend

Vacant Land within Proposed Sewer Service Area

Highlands Preservation Area

WMP Area Boundary (Borough of Oakland)

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Map 5

Vacant Land Map

Borough of Oakland

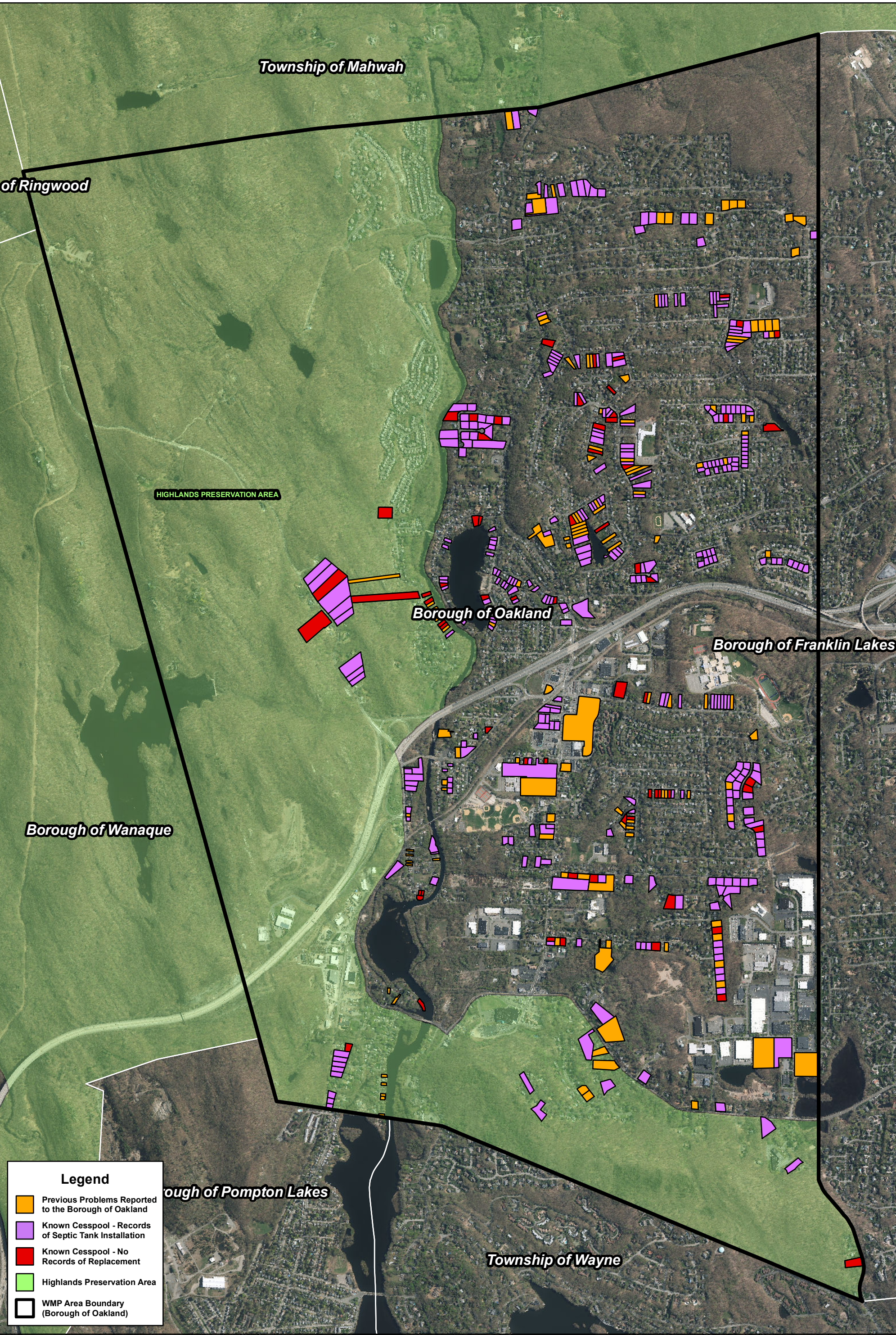
Bergen County New Jersey

W
N
E
S

Scale

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Legend

Previous Problems Reported to the Borough of Oakland

Known Cesspool - Records of Septic Tank Installation

Known Cesspool - No Records of Replacement

Highlands Preservation Area

WMP Area Boundary (Borough of Oakland)

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Map 6
Recorded Sanitary Issues Map
Borough of Oakland
Bergen County New Jersey



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