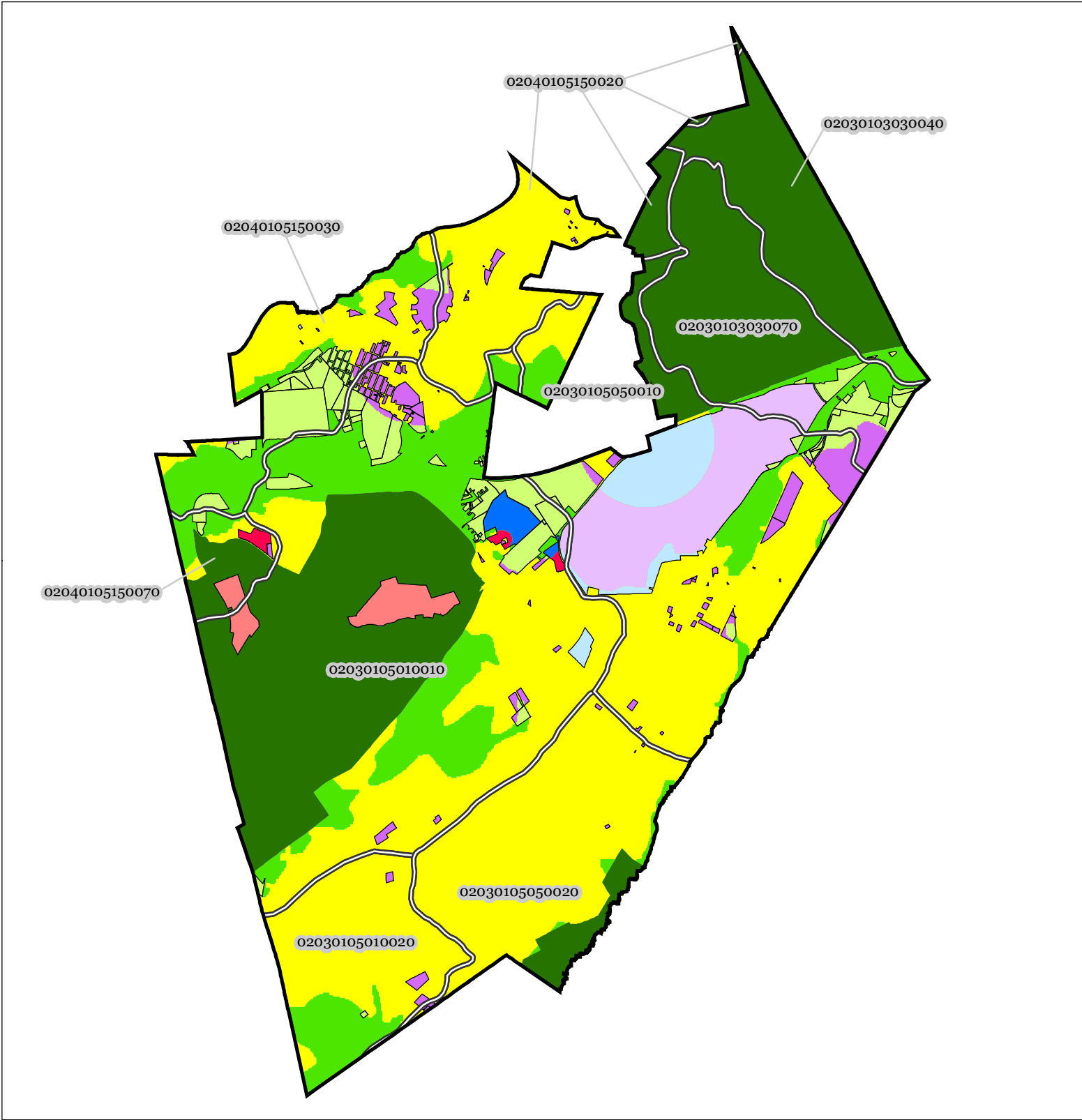


Figure 1: Municipal Build-out Report Septic System Yield by HUC14 and LUCM Zone *
ROXBURY TOWNSHIP



Potential Undevelopable Lands <div>Conservation Zone</div> <div>Existing Community Zone</div> <div>Protection Zone</div> <div>Preservation Area</div>	Potential Oversized Lots <div>in Conservation Zone</div> <div>in Existing Community Zone</div> <div>in Protection Zone</div> <div>in Preservation Area</div>	Potential Developable Lands <div>in Conservation Zone</div> <div>in Existing Community Zone</div> <div>in Protection Zone</div> <div>in Preservation Area</div>	Potential Redevelopable Lands <div>in Conservation Zone</div> <div>in Existing Community Zone</div> <div>in Protection Zone</div> <div>in Preservation Area</div>
---	--	---	---

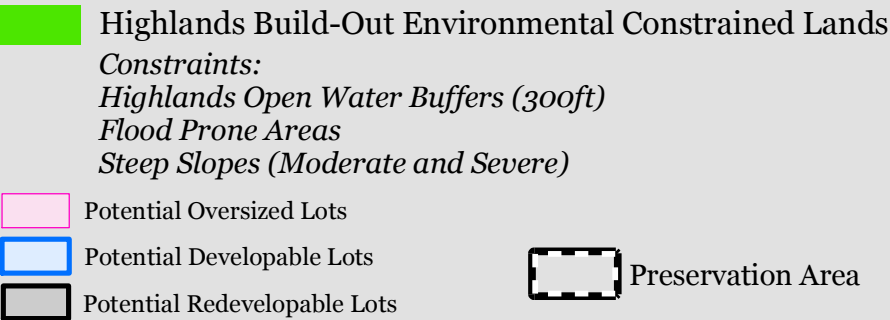
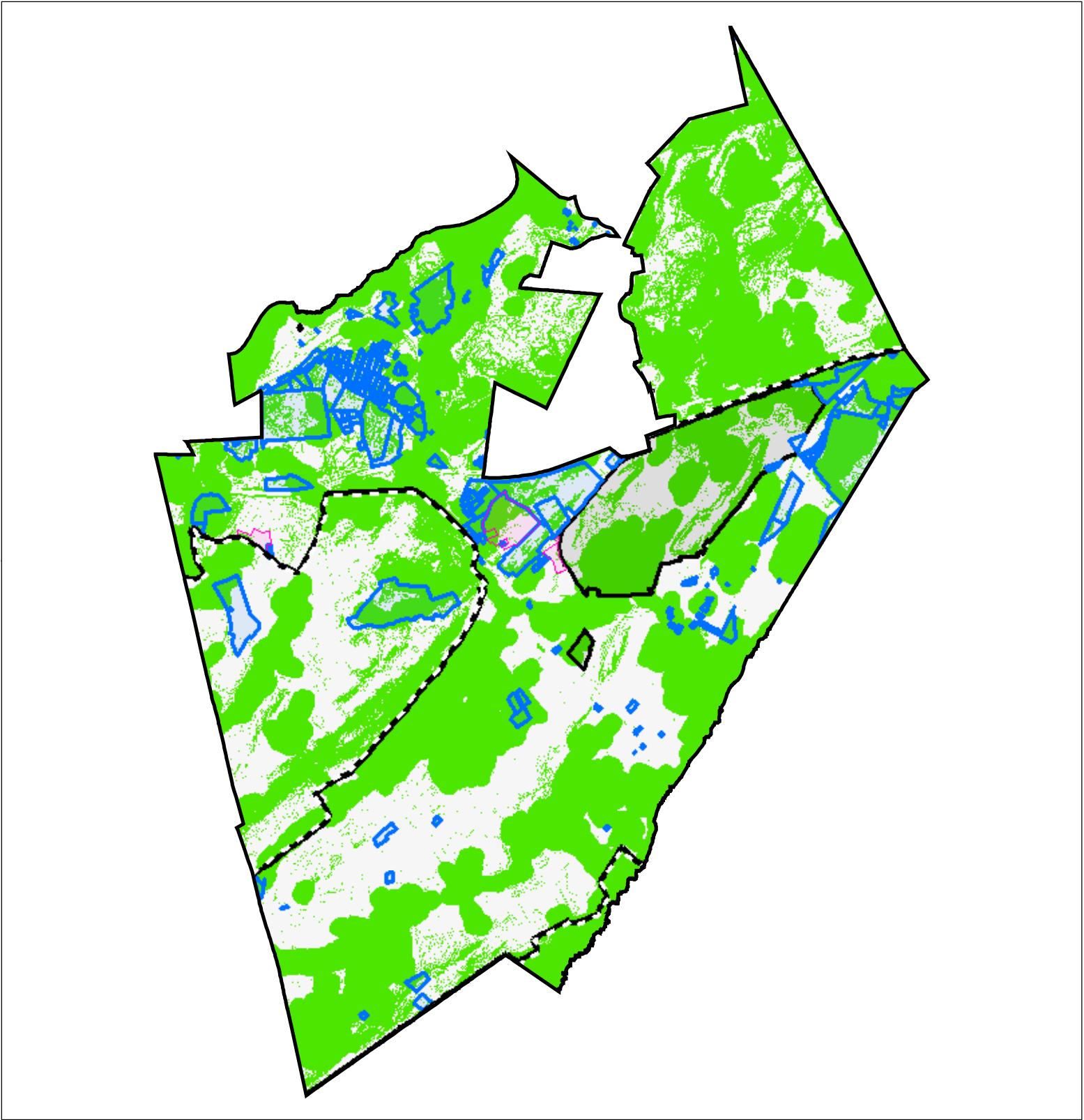
HUC14 Subwatersheds

HUC14 ID Number

Miles

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

Figure 2: Municipal Build-out Report Environmental Constrained Lands



ROXBURY TOWNSHIP

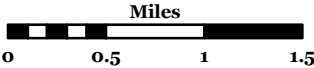
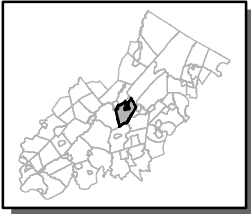
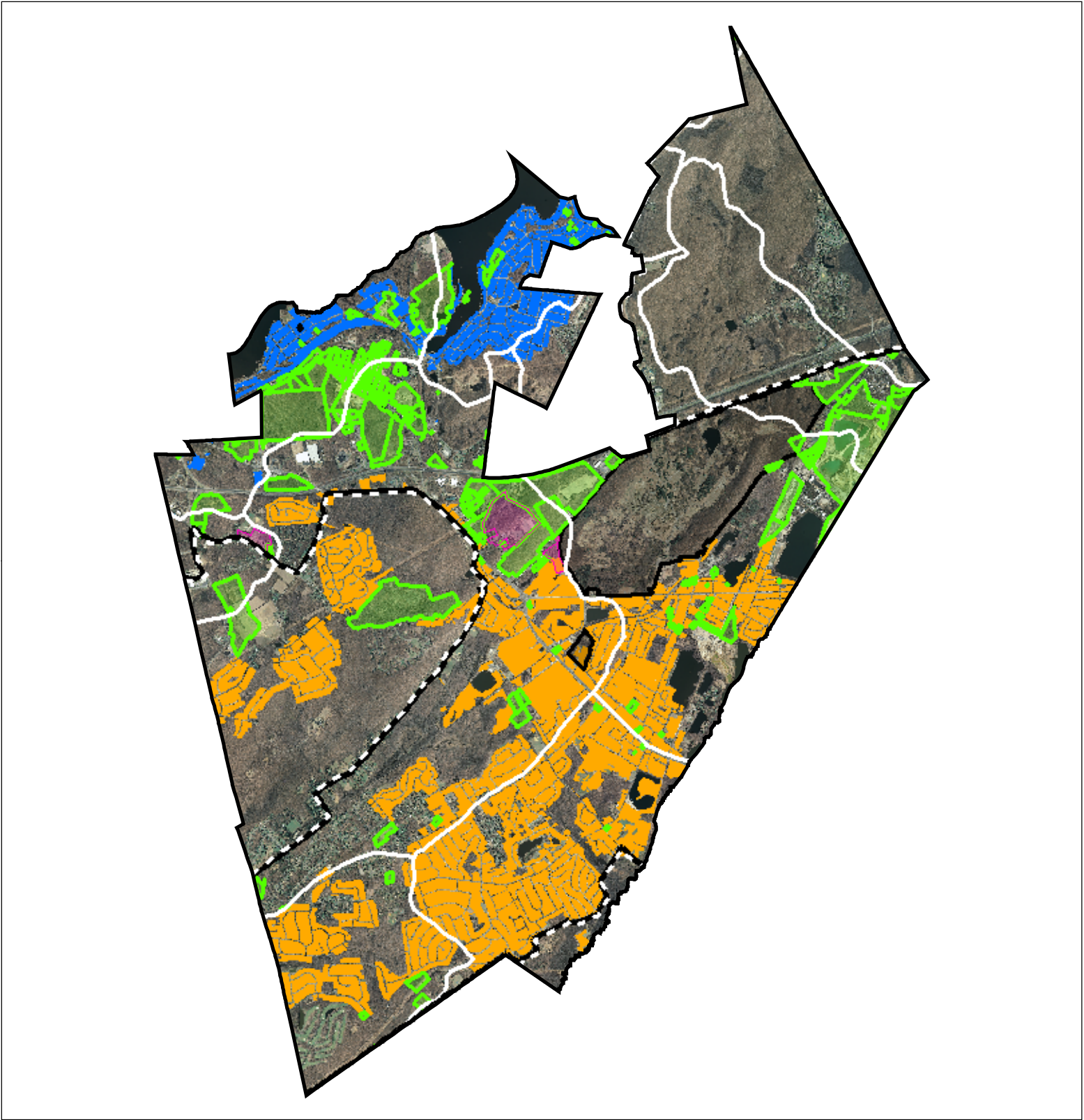









Figure 3: Municipal Build-out Report HDSF Wastewater Utilities



Highlands Domestic Sewerage Facilities Existing Area Served

 Ajax Terrace WPCP	 Potential Oversized Lots
 Musconetcong SA	 Potential Developable Lots
 HUC14 Subwatersheds	 Potential Redevelopable Lots
 Preservation Area	

ROXBURY TOWNSHIP

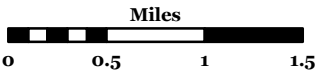
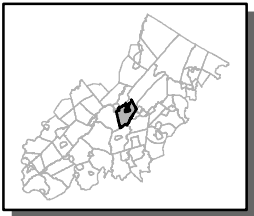
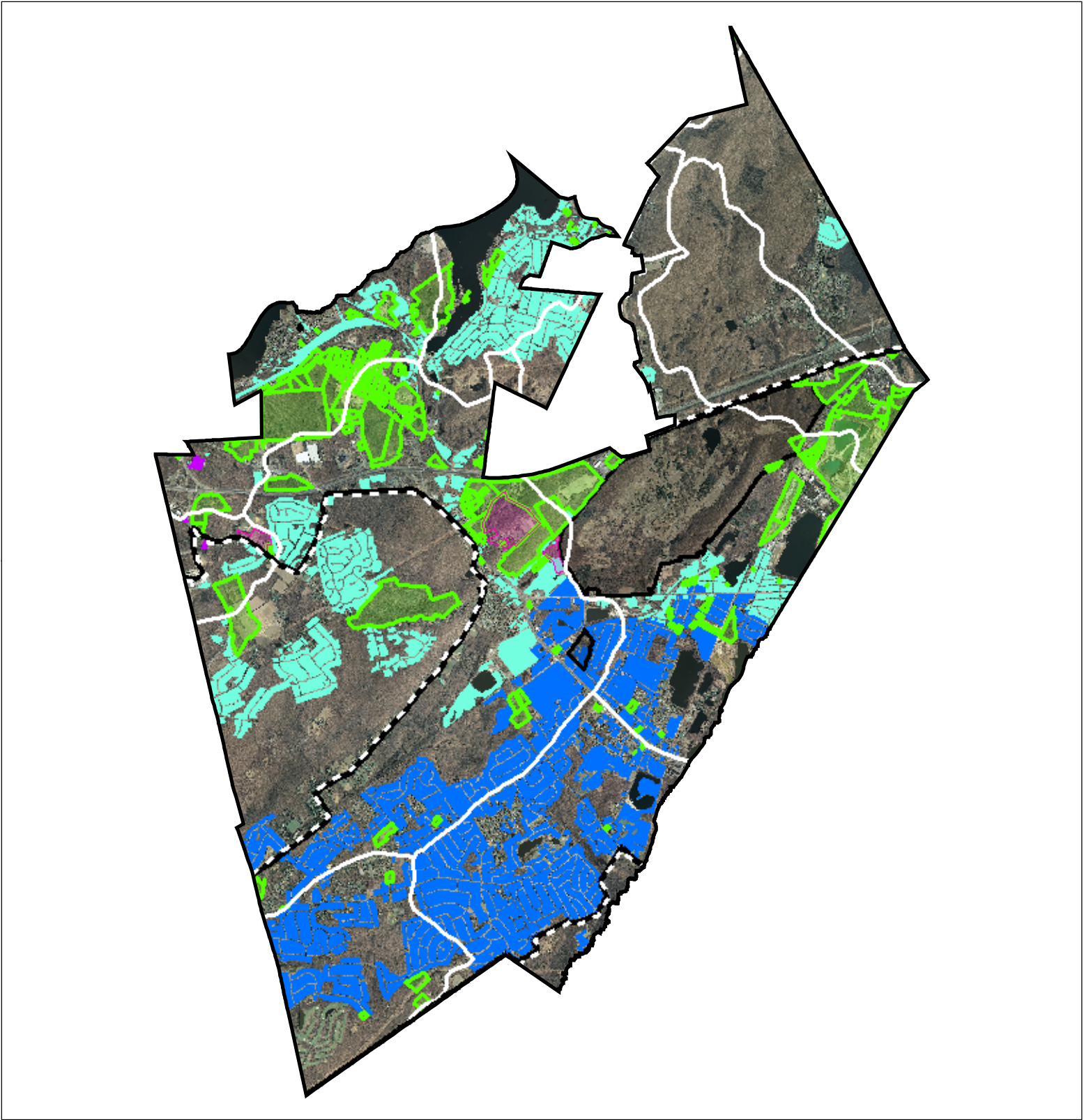


Figure 4: Municipal Build-out Report Public Community Water System Utilities



Public Community Water Systems Existing Area Served

- Roxbury Water Company*
- Roxbury Township Water Department*
- Netcong Water Department*

- HUC14 Subwatersheds
- Preservation Area
- Potential Oversized Lots
- Potential Developable Lots
- Potential Redevelopable Lots

ROXBURY TOWNSHIP

Miles

0 0.5 1 1.5

Highlands Council
New Jersey

Figure 5: Municipal Build-out Report Final Build-out Results



Table 4 - Municipal Build-out Results With Resource and Utility Constraints

	Preservation Area	Planning Area	Totals
Residential Units - Sewered	0	16	16
Septic System Yield	2	51	53
Total Residential Units	2	67	69
Non-Residential Jobs - Sewered	0	574	574



Preservation Area Boundary

ROXBURY TOWNSHIP

