

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 02

1. Stearns County Biological Survey Review and Comment:

1.1. No biologically sensitive areas identified by the county in this section.

2. Stearns County Geological Survey and Aquifer Review and Comment:

2.1. 320 acres or 50% is estimated to be low yield or to have no aquifer present.

2.2. 160 acres or 25% is estimated to yield 500-1000 gallons per minute.

2.3. 160 acres or 25% is estimated to yield 100-500 gallons per minute.

3. Stearns County Geological Survey Permeable Soil Review and Comment

3.1. 320 acres or 50% of area is (M) moderate sensitivity to ground water

3.2. 250 acres or 40% is (VH) very high sensitivity to ground water

3.3. 70 acres or 10% is (H) high sensitivity to ground water.

4. Soil Type Review and Comment

Most Common Soil Types in order by area covered by each soil type: (i.e. the first soil type listed represents the largest area of the section).

- | | | |
|-------|------|--|
| 4.1. | 204B | Cushing Sandy Loam, 2 to 8 percent slopes |
| 4.2. | 204C | Cushing Sandy Loam, 8 to 15 percent slopes |
| 4.3. | 204E | Cushing Sandy Loam, 15 to 25 percent slopes |
| 4.4. | 543 | Markey Muck |
| 4.5. | 566 | Regal Loam |
| 4.6. | 544 | Cathro Muck |
| 4.7. | 200B | Holdingford Sandy Loam, 4 to 8 percent slopes |
| 4.8. | 200C | Holdingford Sandy Loam, 8 to 15 percent slopes |
| 4.9. | 233B | Growton Sandy Loam, 1 to 4 percent slopes |
| 4.10. | 873 | Prebish-Nokay Complex |

5. Stearns County Zoning Map Review and Comment

5.1. Entire Section zoned A-40

6. Existing Road System Review and Comment

6.1. County Road 52 Shared border Holding Township on the north boundary

6.2. 370th Street borders south boundary for half mile

6.3. 145th Avenue borders east boundary from the north for half mile

6.4. County Road 155 borders east boundary from south for half mile

7. Avon Township Comprehensive Plan Review and Comment

7.1. The majority of the area is actively farmed and consistent with the comprehensive plan to preserve agricultural land this area should remain agriculture at this time. Residential housing should be very limited. Reference Section V Agriculture.

8. Historical Considerations

8.1. None identified.

9. Scenic Considerations

9.1. Spunk Creek bisects the section in the western half of the section running south to north.

10. Adjacency Considerations

10.1. Holding township is the border on the north.

10.2. Spunk Creek bisects the section south to north in the western half of the section.

11. Tax Data

Year Payable	2003	2002
Nbr of Parcels	14	14
Land Mkt Value	\$ 768,900	\$ 616,200
Bldg Mkt Value	\$ 675,300	\$ 655,800
Total Mkt Value	\$ 1,444,200	\$ 1,272,000
Twp Taxes	\$ 1,874	\$ 1,903
Sch Taxes	\$ 3,945	\$ 3,343
County Taxes	\$ 4,828	\$ 4,469
Total Tax Assmts	\$ 10,648	\$ 9,715

12. Recommendations:

12.1. Section should be viewed as primarily agricultural and very limited low density residential. This area should be protected from residential growth to preserve the ability for the existing farming operations to continue operating long term.

12.2. Special consideration should be given concerning any construction or development to insure there is no negative impact on Spunk Creek such as excessive run off into the creek from farming operations and construction projects. Special consideration should also be given to maintain as much of the existing forested areas as possible.

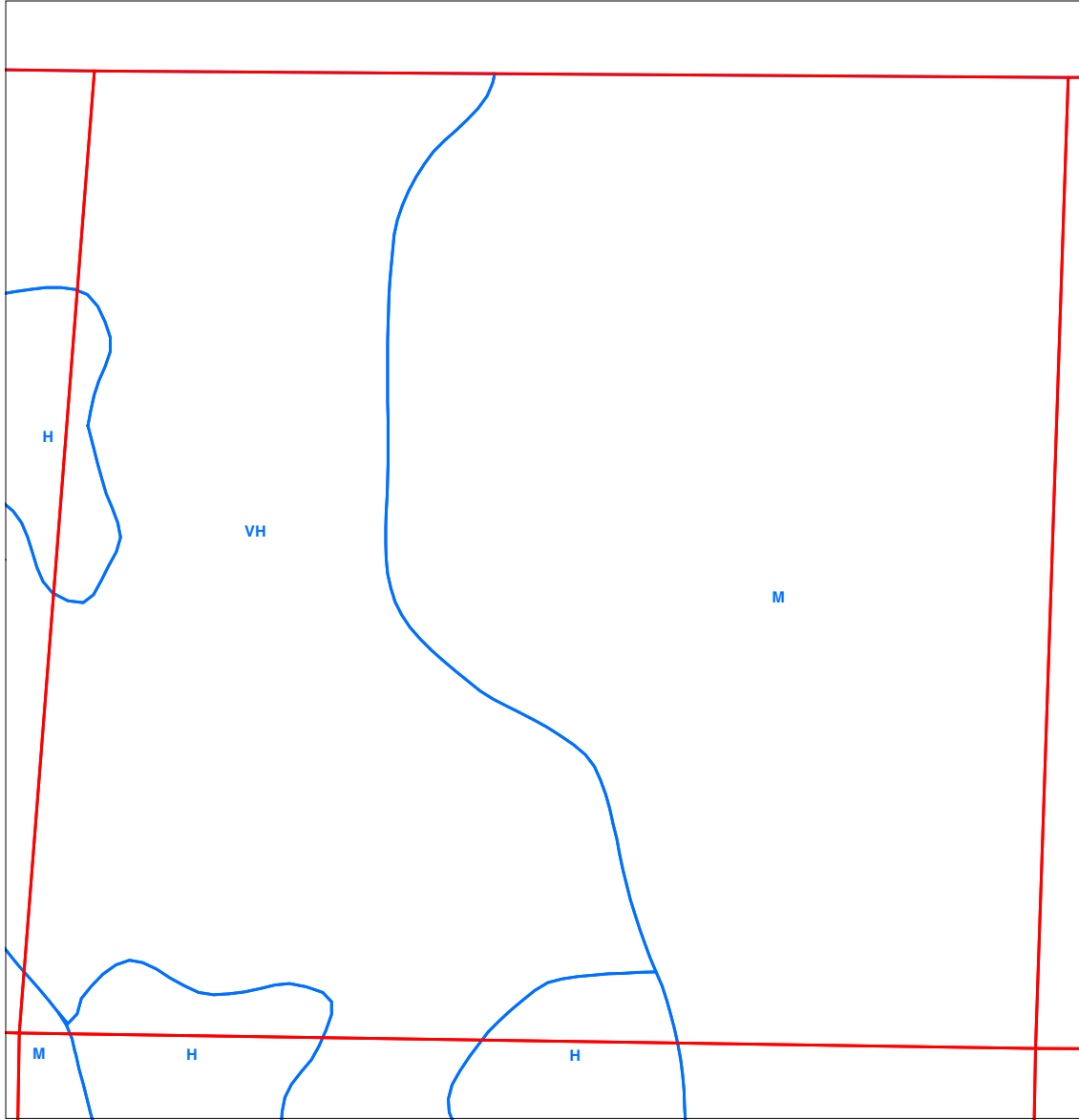
Avon Township



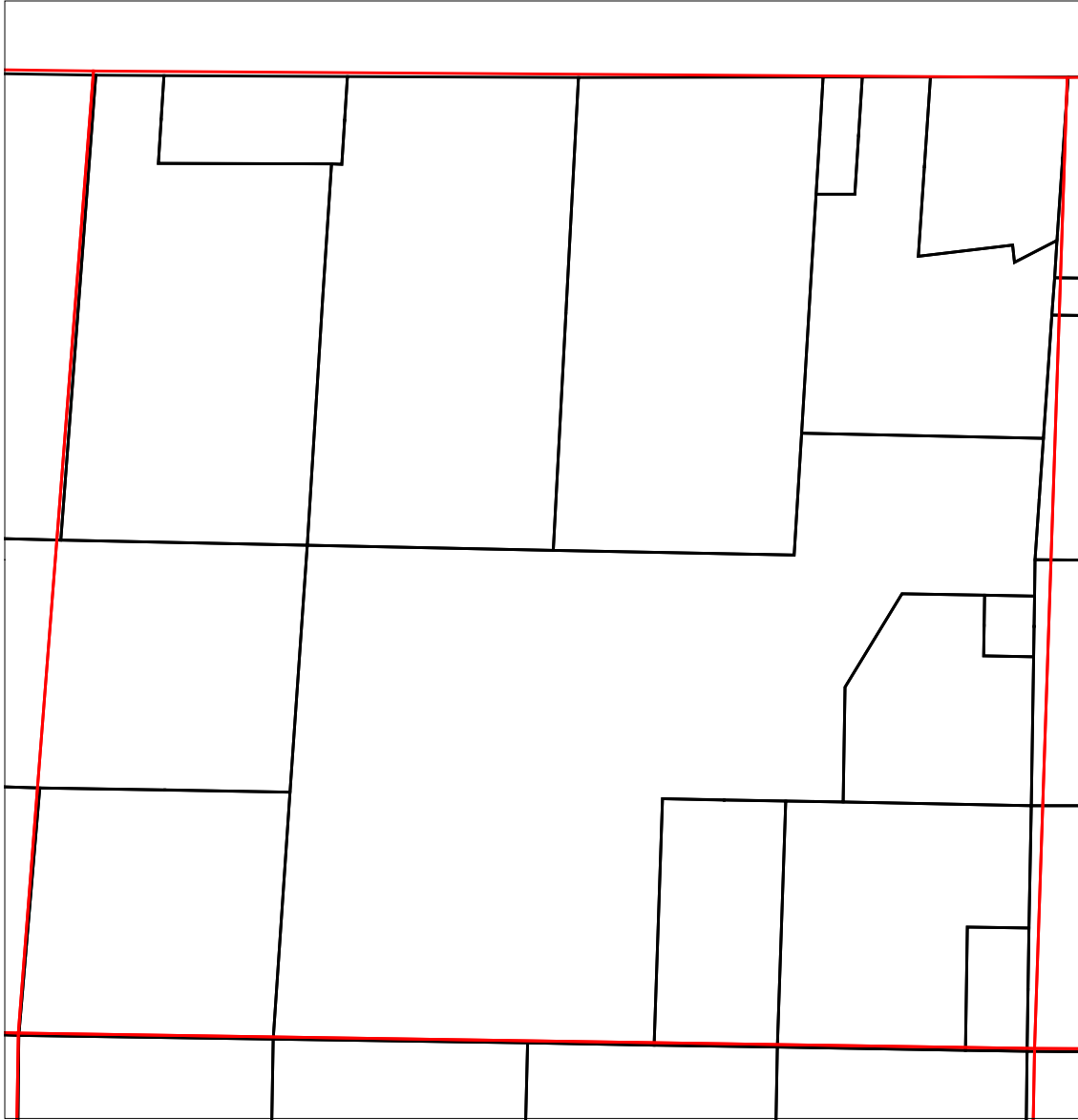
Section 2

(VH)Very High - Hours to months
(H)High - Weeks to years
□ (M)Moderate - Years to decades
(L)Low - Decades to a century or more
(NR)Not Rated

Ground Water Sensitivity

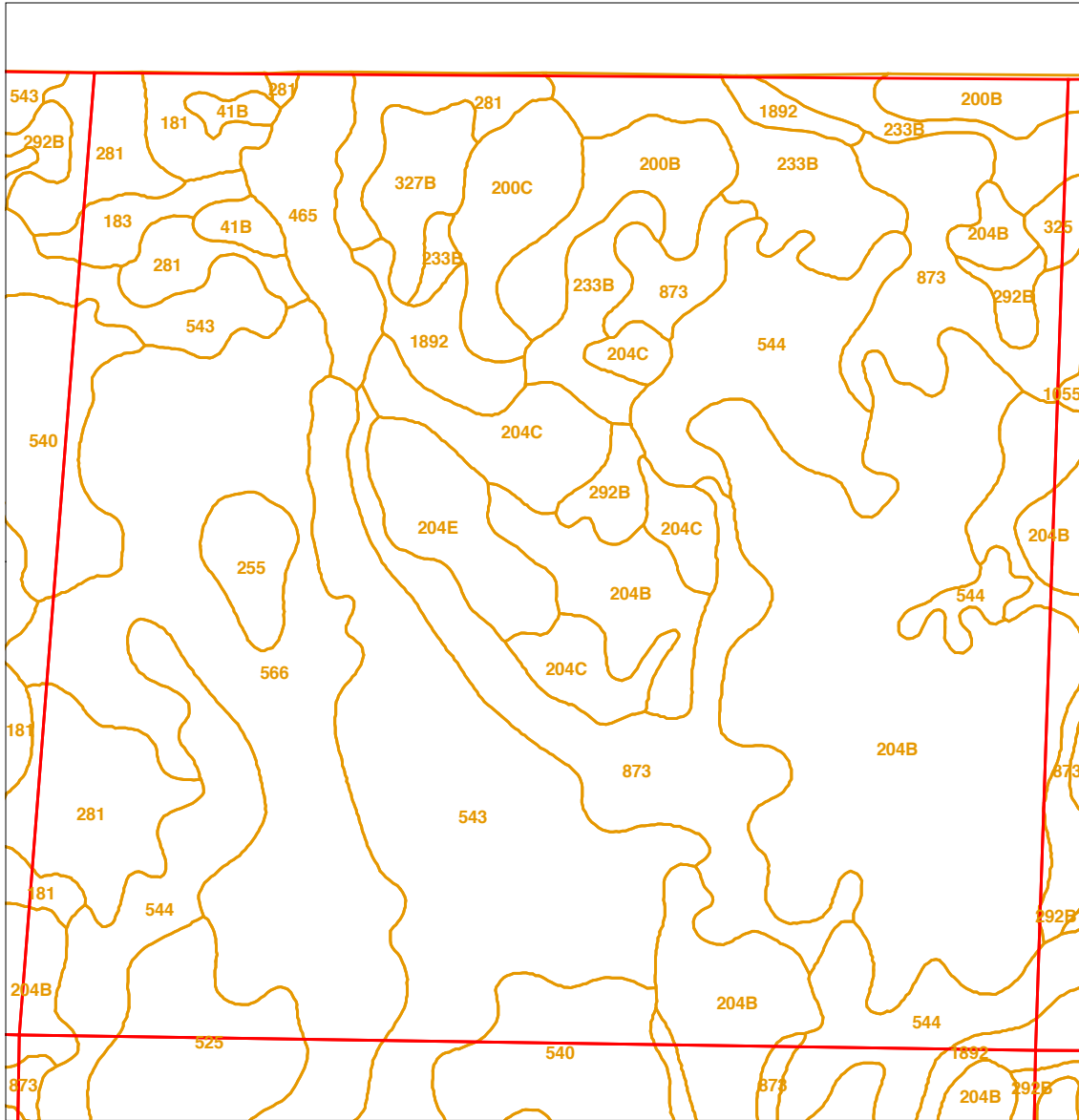


Parcel Boundaries



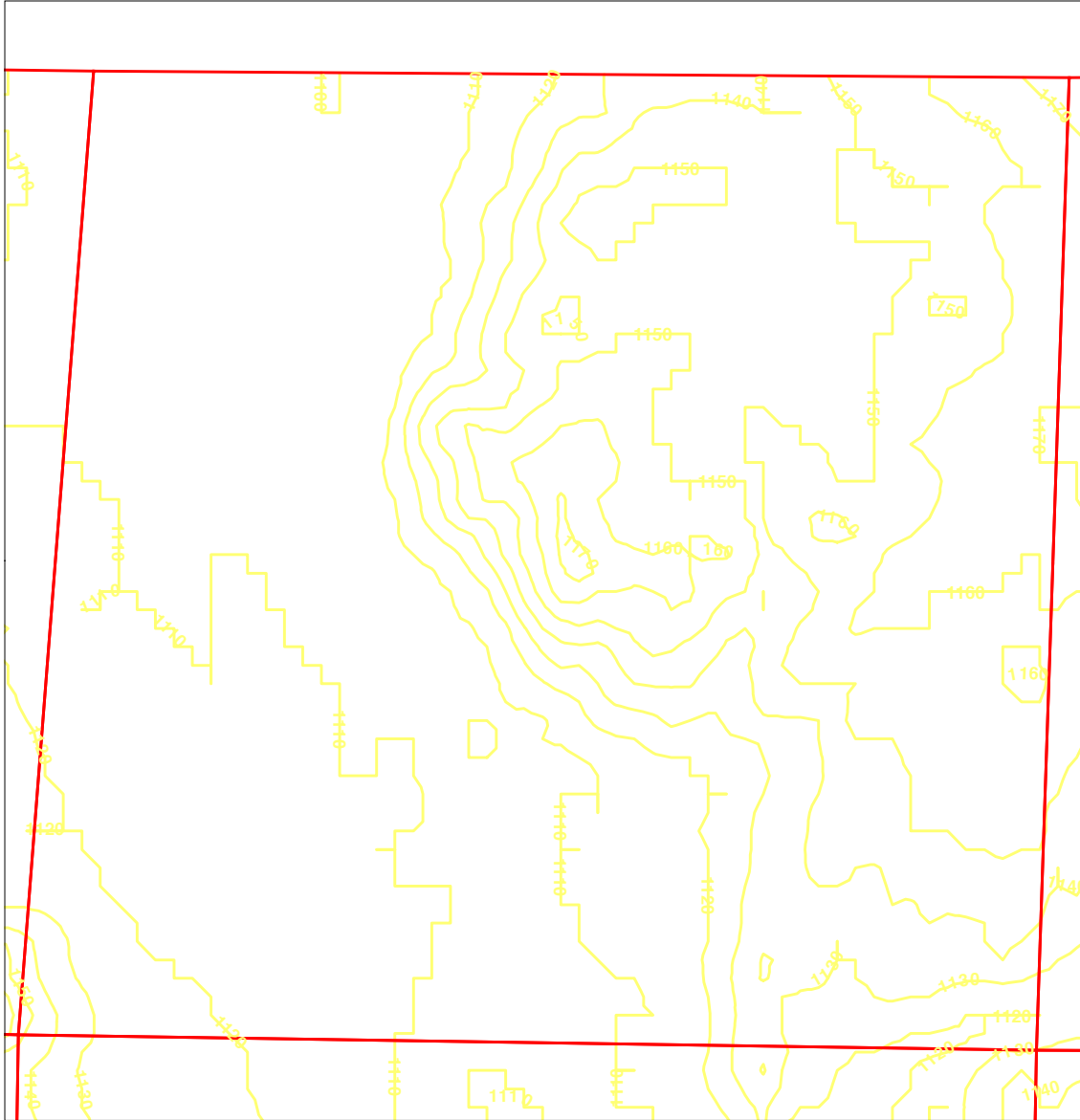
Plat Map 2003

Soil Types



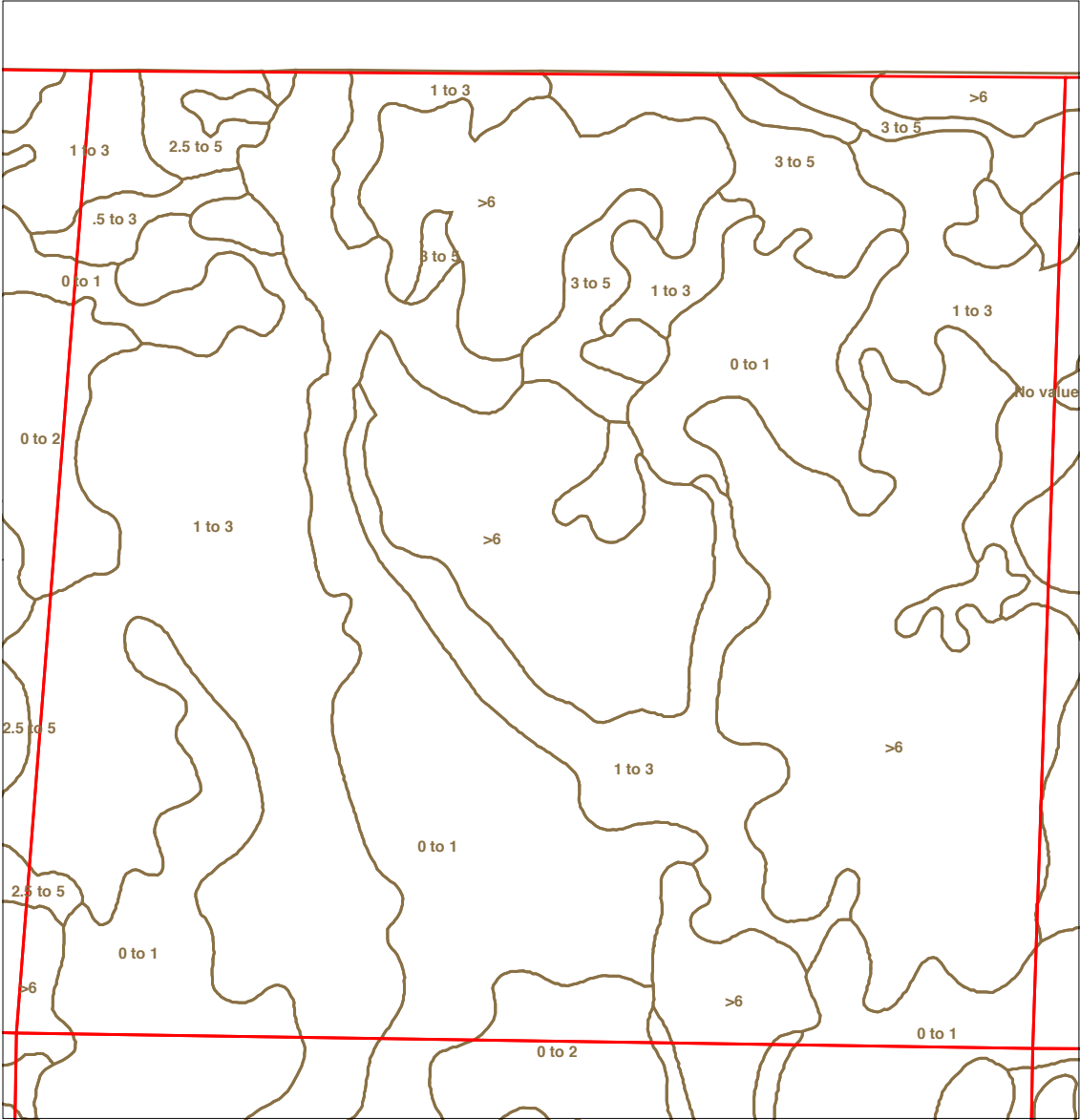
Topography

Contours are at 10 foot intervals

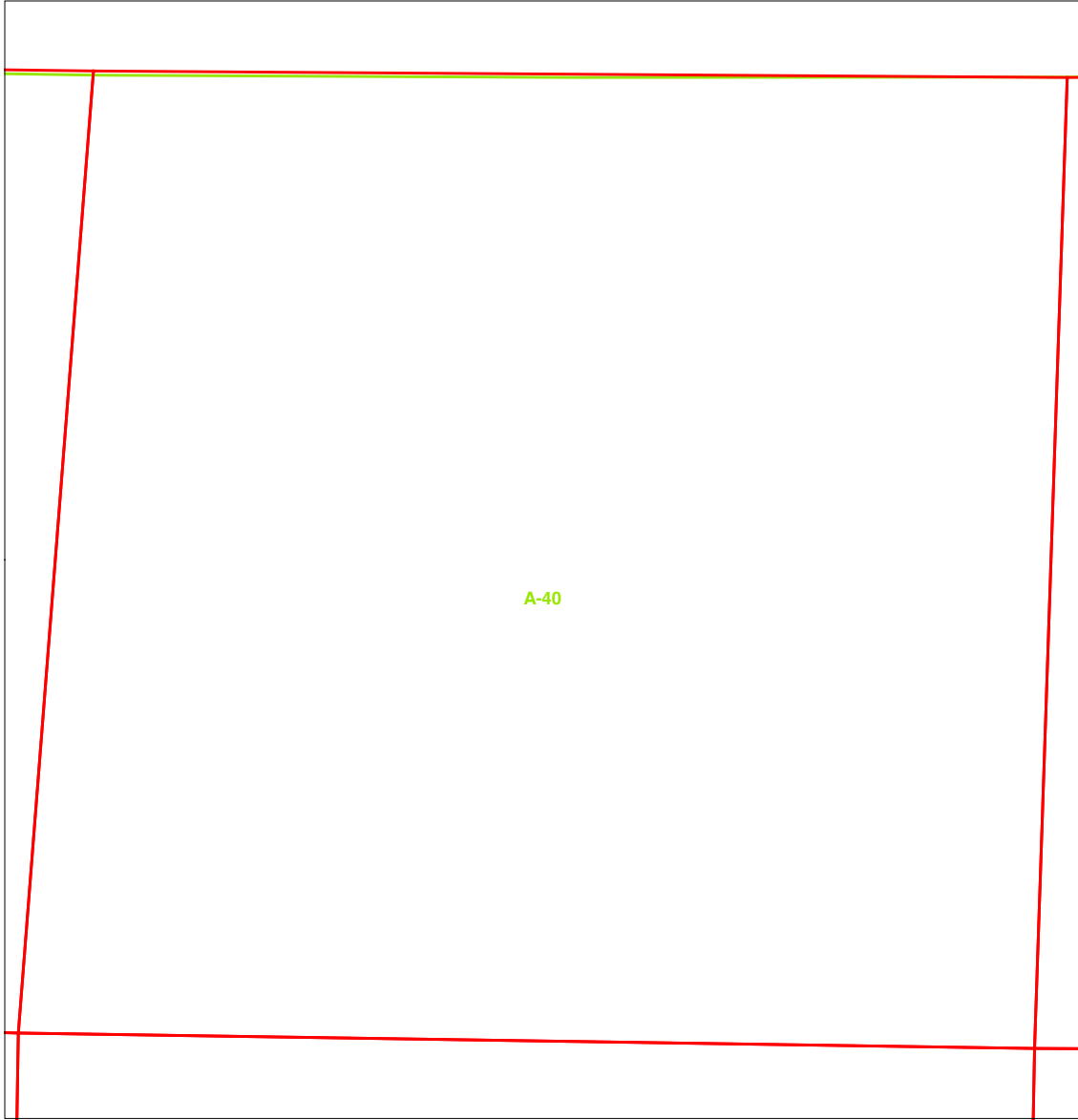


Water Table Map

* A plus sign preceding the range in depth indicates that the water table is above the surface of the soil. The first number in the range indicates how high the water rises above the surface. The second number indicates the depth below the surface.



Zoning Districts



A-40