

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 30

1. **Stearns County Biological Survey Review and Comment:**

1.1. None identified.

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

Aquifer Yield Estimates

2.1. Approximately 240 acres or 38% is designated low yield or no aquifer.

2.2. Approximately 400 acres or 62% is designated less than 100 gpm.

3. **Stearns County Geological Survey Permeable Soil Review and Comment**

Ground-Water Sensitivity to Pollution

3.1. Approximately 470 acres or 62% is moderately sensitive to ground water pollution.

3.2. Approximately 160 acres or 25% is designated highly sensitive to ground water pollution.

3.3. Approximately 10 acres or 2% in very high sensitivity to ground water pollution.

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. | 540 | Seelyeville Muck |

5. **Stearns County Zoning Map Review and Comment**

5.1. Approximately 600 acres or 94% is zoned A-40

5.2. Approximately 40 acres or 6% is zoned R-5

6. **Existing Road System Review and Comment**

Roads are listed in order North to South then West to East

6.1. County Rd 54 runs east along the north border beginning a quarter mile east of the west border.

6.2. I-94 runs one mile diagonally from the NW corner to the middle of the east border.

6.3. County Rd 156 runs along the south border for one half mile.

6.4. Upper Spunk Lake Rd runs along the south border going east beginning at County Rd 156.

6.5. 185th Ave runs north along the east border for a quarter mile.

7. **Avon Township Comprehensive Plan Review and Comment**

- 7.1. A portion 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.
- 7.2. A large portion of the section is open land consisting of forest and agricultural land and consistent with the comprehensive plan to preserve natural resources this area should see very limited development. Reference Section V Conservation/Recreation.
- 7.3. Housing should be limited to areas that are not heavily forested but limited in areas adjacent to surface water such as marshes, wetlands, lakes and streams. Reference Section V Housing.

8. **Historical Considerations**

- 8.1. None identified.

9. **Scenic Considerations**

- 9.1. None identified.

10. **Adjacency Considerations**

- 10.1. I-94
- 10.2. Avon Sportsmans Club Rifle Range.
- 10.3. Oak Forest

11. **Tax Data**

12. **Recommendations:**

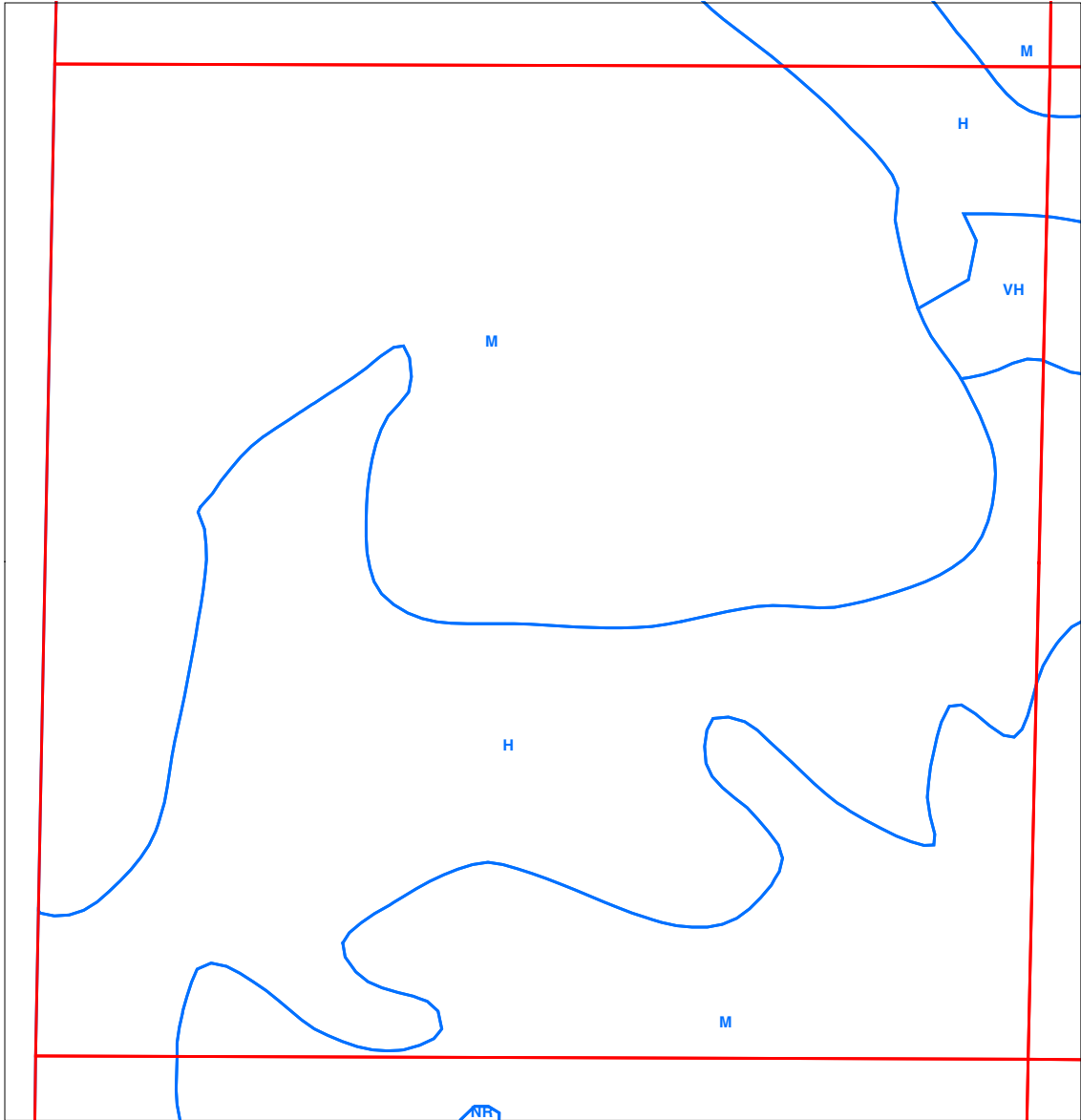
- 12.1. Section should be viewed as primarily agricultural and very limited low density residential. This area should be protected from residential growth to preserve the ability for the existing farming operations to continue operating long term.
- 12.2. Special consideration should be given to preserving the open land in the section consisting of marsh and forested land by minimizing the development of housing in this area and any other development that is not consistent with preservation of the natural resources in the area.

Avon Township

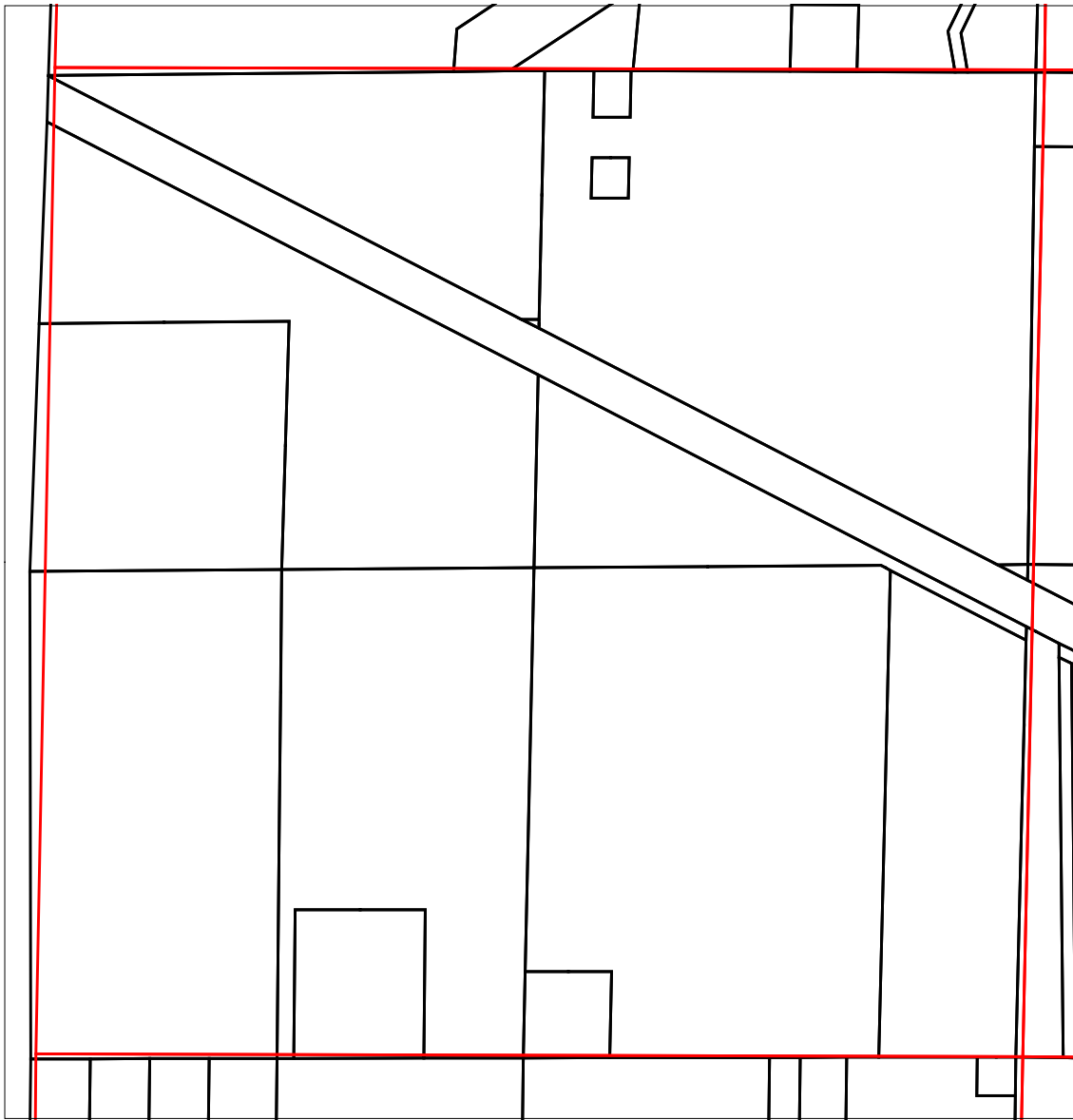


- (VH)Very High - Hours to months
- (H)High - Weeks to years
- (M)Moderate - Years to decades
- (L)Low - Decades to a century or more
- (NR)Not Rated

Ground Water Sensitivity



Parcel Boundaries

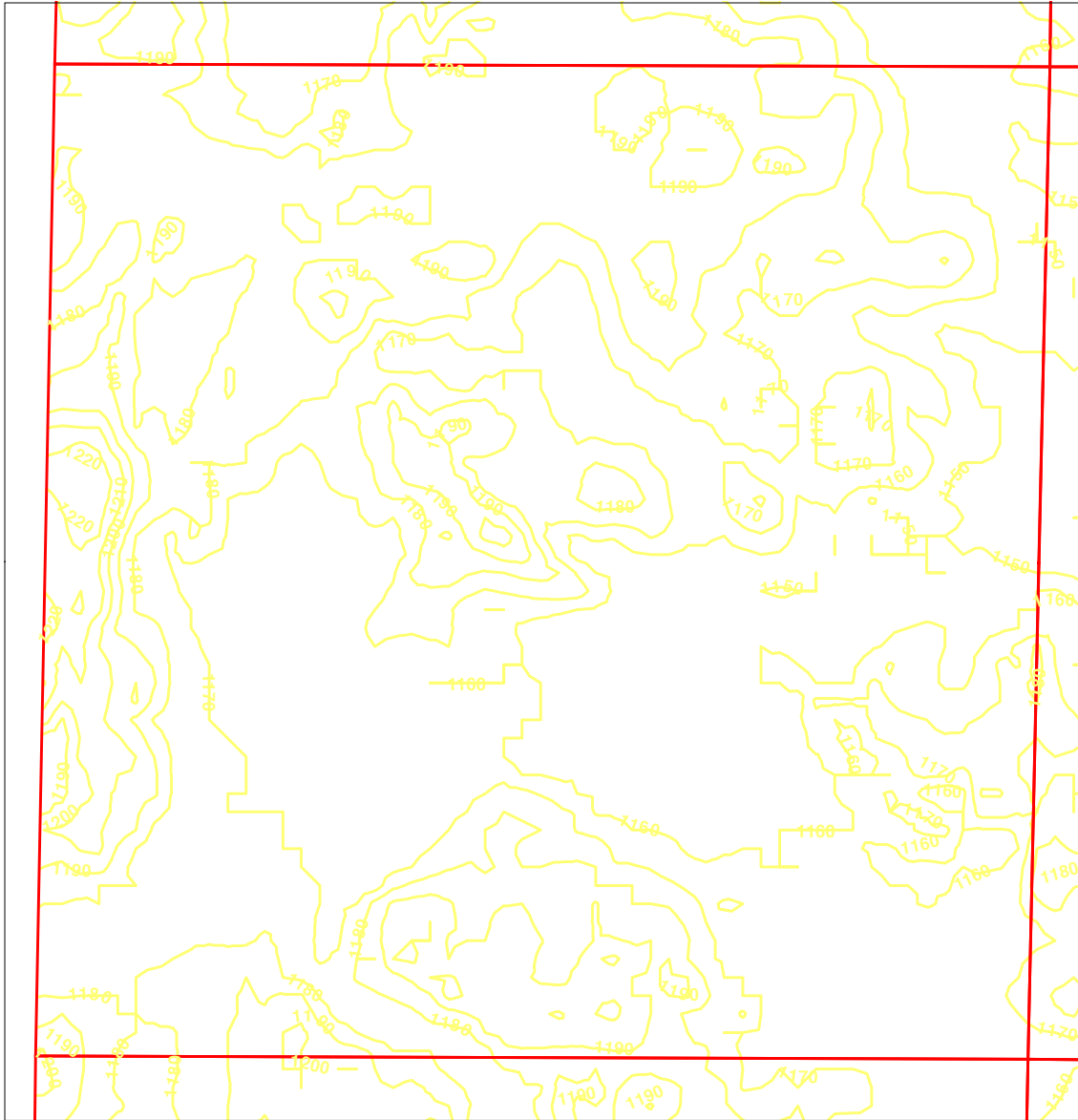


Soil Types



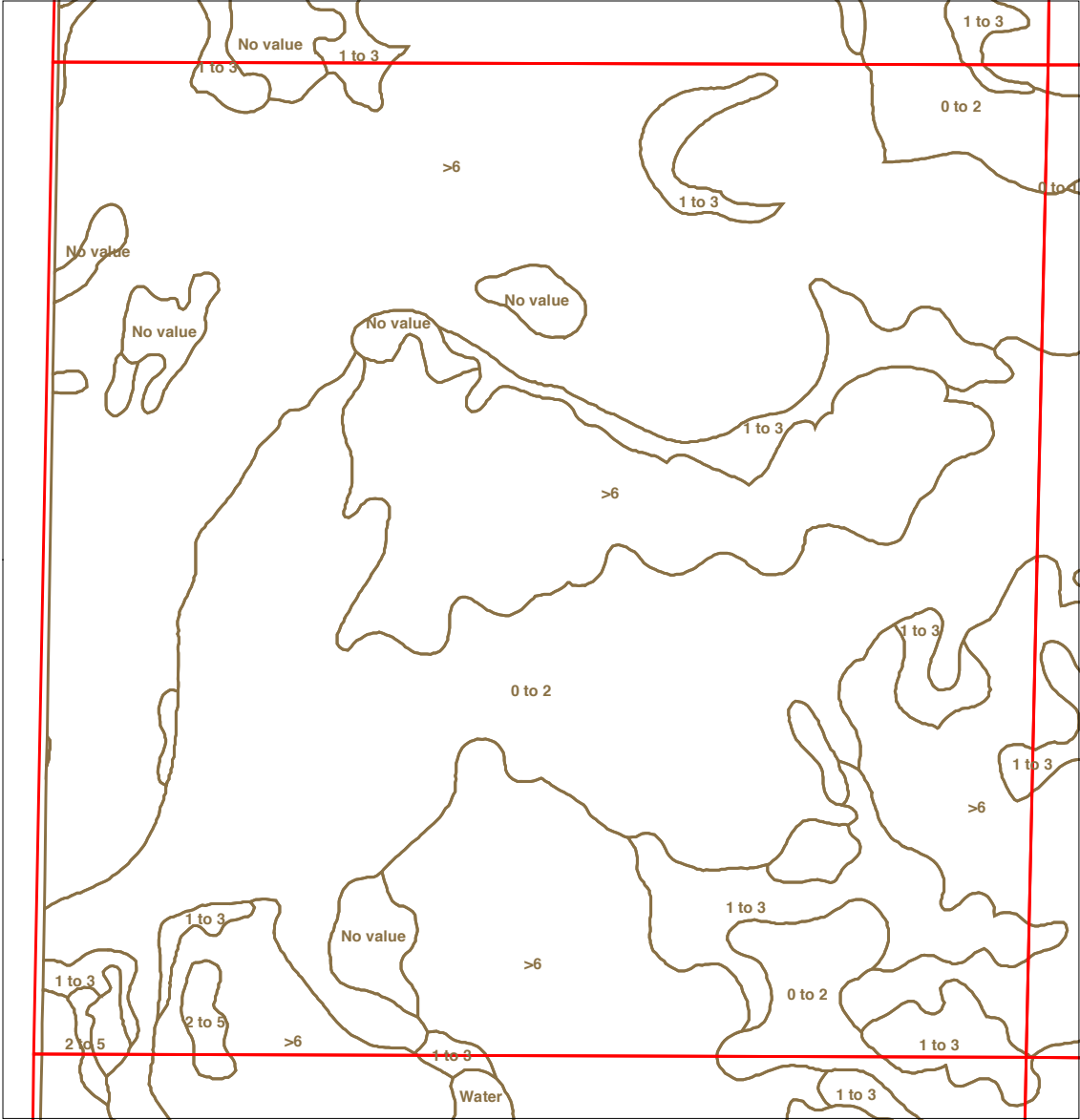
Topography

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

