Stagecoach Property Owners Association GIS Database

This document provides a summary of the interactive GIS database produced for SPOA by Four Points Engineering and Surveying, as well as a quick tutorial for select features of the database for future reference.

Link: https://arcg.is/1TT99b



This link is provided for access to the general public. Information contained in the database is shareable.

Content

The intent of the database was to document and catalogue current conditions of roads within the select subdivisions on the south and east portion of the SPOA properties for the purpose of understanding presence and quality of roads and drainage to aid in prioritizing future maintenance and construction.

This database has usefulness beyond its original intent in providing potential buyers and real estate agents a tool to better see property access and utilities. Current owners can also use this as a tool to view current conditions and remain appraised as conditions change or as construction projects are completed, even from afar.

The database includes the platted subdivision road layout and comparison to what currently exists via survey and the current quality of each road that exists. Photo points provided document roadway and drainage conditions at the time of the survey. Edge of roadways were surveyed and recoded as well as property corner posts and culverts. Functionality and/or condition of the culverts was noted for future recommendations of maintenance.

Additional information was added to the database including utilities as provided by Morrison Creek Sanitation District and Yampa Valley Electric Association. Property assessor information is included from the County Assessor's page. Subdivision boundaries and property lines are included for reference.

Tutorial

Click the link above to open the GIS online database. It cannot be edited using this link, so do not hesitate to look around!

The screen shot above shows what the amin page looks like once the link is opened. On the left side of the screen, there are options for "Content" and "Legend". Under "content" the user may turn on and off layers of the database by using the click boxes. The legend describes the line types and colors for lines and dots within the database. The "Basemap" feature allows the user to toggle to see, for example, a topo map, or a roadway map for the base image behind the database information.

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Within the map database itself, the user may use the + and – icons on the upper left to zoom in and out on the map and may click on a particular map feature to obtain more information about that specific feature. Let's look at this example below:



Head back to the main window and click the right arrow at the upper right.

- The next two windows highlight a property – here shown outlined in turquoise – and provide assessor's information such as the owner, sale data and account number with the County.
- Continue pressing the right arrow to see other attributes such as the subdivision name and information. If utilities were available, they would also be provided as a data window within those available to click through.
- Click the "X" in the upper right to close the data window.

Back to the main map window, we scroll around and notice that many roads have a color line associated with them, but some roads do not have a color line over them at all.

- Color lines indicate the quality of the road at the time of the survey. See below for the color legend or click on the road and look at the data box for road details
- No color means the road does not presently exist
- In some cases, very primitive ATV- / type tracks were located that are not within the planned road limits.

This is an area showing more substantial presence of utilities within the Blackhorse II Subdivision. Sewer is shown in green and water service in blue, with associated hydrants/valves also provided where available. The user may click on these lines for additional details









Road Legend

For ease of viewing, the road color legend is provided here, in order from highest quality to lowest quality, and not present. Keep in mind that photos are provided in the database along the roadways to provide representative conditions for each color-coded road.

Road Color	Road Description
Brown	Suitable for all vehicles. Highest quality aggregate roadway.
Green	Roadway is fully graveled with good road base condition. It may not be as wide or fully improved as a "Brown" roadway.
Yellow	Roadway is typically a dirt two-track with some grass along the centerline. Passable by most passenger vehicles or with AWD.
Orange	Roadway is a faint grassy two-track most suited to all-terrain vehicles or high-clearance 4WD only.
Black	No apparent roadway

Additional Considerations

While specific subdivisions were the target of this database production, some additional data are available for other areas of Stagecoach such as property data and utility locations.

This database is intended to be a living tool, with updates made as changes are implemented in the area. It is more useful than a hard copy of the work product since it is interactive and real-time.

Conditions presented were current as of the date of collection and no warranties are made as to future conditions. Use caution when relying on the database to determine if a specific roadway is drivable as road conditions change quickly with changed weather such as rain or snow. Roads may be impassable in rain or snow.

Additional data may be added to the database as conditions change or new data are collected. Contact Four Points Engineering & Surveying for database additions or modifications.