A PRELIMINARY PLAT SHOWING

KETCHUM TOWNSITE: BLOCK 82, LOT 23

WHEREIN KETCHUM, BLOCK 82, LOTS 1, 2, 3, 21, 22 & VACATED ALLEY ARE CONSOLIDATED.

LOCATED WITHIN T.4N., R.18E., SECTION 18, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

OCTOBER 2026

SURVEY NARRATIVE & NOTES

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOTS 1, 2, 3, 21, 22, AND THE VACATED ALLEY OF BLOCK 82, KETCHUM TOWNSITE. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. THE BOUNDARY SHOWN HEREON IS BASED ON PREVIOUSLY LOCATED MONUMENTS BEFORE MAJOR CONSTRUCTION PROJECTS ALONG STATE HIGHWAY 75 AND MAIN STREET WERE IN PROGRESS. MONUMENTS THAT HAVE BEEN REMOVED OR DAMAGED DURING CONSTRUCTION WILL BE RE-ESTABLISHED WHEN CONSTRUCTION IS COMPLETED. THE SOUTHERLY BOUNDARY ALONG TRAIL CREEK IS AN AMBULATORY BOUNDARY, BEING THE MEAN HIGH WATER LINE, THAT WILL CHANGE WITH THE CREEK THROUGH TIME.

2. REFERENCES:
   a. VILLAGE OF KETCHUM, INSTRUMENT NO. 302967.
   b. PLAT OF KETCHUM MEDICAL CENTER, INST. NO. 315647.
   c. RECORD OF SURVEY, INSTRUMENT NO. 693006.
   d. RECORD OF SURVEY, INSTRUMENT NO. 710359.
   e. RECORD OF SURVEY, INSTRUMENT NO. 704627.
   f. TITLE COMMITMENT POLICY BY TITLE ONE, FILE NO. 26611105, DATED JUNE 4TH, 2026.

3. THE DISTANCES SHOWN ARE MEASURED. REFER TO THE ABOVE REFERENCED DOCUMENTS FOR PREVIOUS RECORD DATA.

4. FLOOD INFORMATION IS BASED ON THE FLOOD INSURANCE STUDY FOR: BLAINE COUNTY, IDAHO, UNINCORPORATED AREAS) COMMUNITY NUMBER 16013C - PANEL NO. 0461 E - NOVEMBER 26, 2010. FLOOD PLAIN DESIGN ELEVATIONS: CURRENT FEMA FLOOD INSURANCE REGULATIONS SPECIFY THE BOTTOM FLOOR OF STRUCTURE AS EITHER THE BOTTOM OF FOUNDATION CRAWL SPACE OR TOP OF SLAB. THE BASE FLOOD ELEVATION ON THE UPSTREAM SIDE OF THE STRUCTURE DETERMINES THE FLOOD ELEVATION FOR THE ENTIRE STRUCTURE AND SHOULD BE CONSIDERED PRIOR TO DESIGN. FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LANDS WITHIN THE SPECIAL FLOOD HAZARD AREA ARE REGULATED BY CITY OF KETCHUM MUNICIPAL CODE. FLOODPLAIN LINES, ORDINARY HIGH WATER AND SETBACKS ARE SUBJECT TO CHANGE WITH UPDATED FLOOD STUDIES BY FEMA AND CHANGES IN THE COURSE OF THE RIVER OVER TIME. SHEET FLOODING CAN AND WILL OCCUR AND THAT FLOODING MAY EXTEND BEYOND THE FLOODWAY AND FLOODPLAIN BOUNDARY LINES IDENTIFIED. THIS PLAT REFLECTS THE CURRENT CONDITIONS BUT SHOULD NOT BE RELIED UPON AS THE DEFINITIVE SOURCE FOR THIS INFORMATION. THE 1% CHANCE OF FLOOD LINE (FP), AS DESIGNATED ON THIS MAP IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES. HOWEVER, GALENA-BENCHMARK ENGINEERING DOES NOT REPRESENT, GUARANTEE, WARRANT NOR IMPLY THAT AREAS OUTSIDE OF THE DESIGNATED FLOOD PLAIN AREA ARE SAFE AND FREE FROM FLOODS OR FLOOD DANGER.

5. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND ARE BASED ON ABOVE GROUND DEVICES (VISIBLE AT THE TIME OF SURVEY), UNDERGROUND UTILITY LOCATES BY OTHERS, AND UTILITIES VISIBLE AT THE TIME OF THE SURVEY. DIGLINE SERVICES SHOULD BE CALLED PRIOR TO ANY EXCAVATION AND/OR FINAL DESIGN TO DETERMINE IF ADDITIONAL UNDERGROUND UTILITIES EXIST. THE LOCATION OF THE UTILITY EASEMENTS SHOWN MAY DIFFER FROM THE ACTUAL EXISTING BURIED UTILITIES.

6. THE BUILDINGS SHOWN HEREON ARE MEASURED AT THE OUTSIDE FACE OF WALL OF THE LOWEST ABOVE GROUND FLOOR.

7. WETLAND AREAS MAY EXIST AND AFFECT THE SUBJECT PROPERTY AND BUILDING SETBACKS.

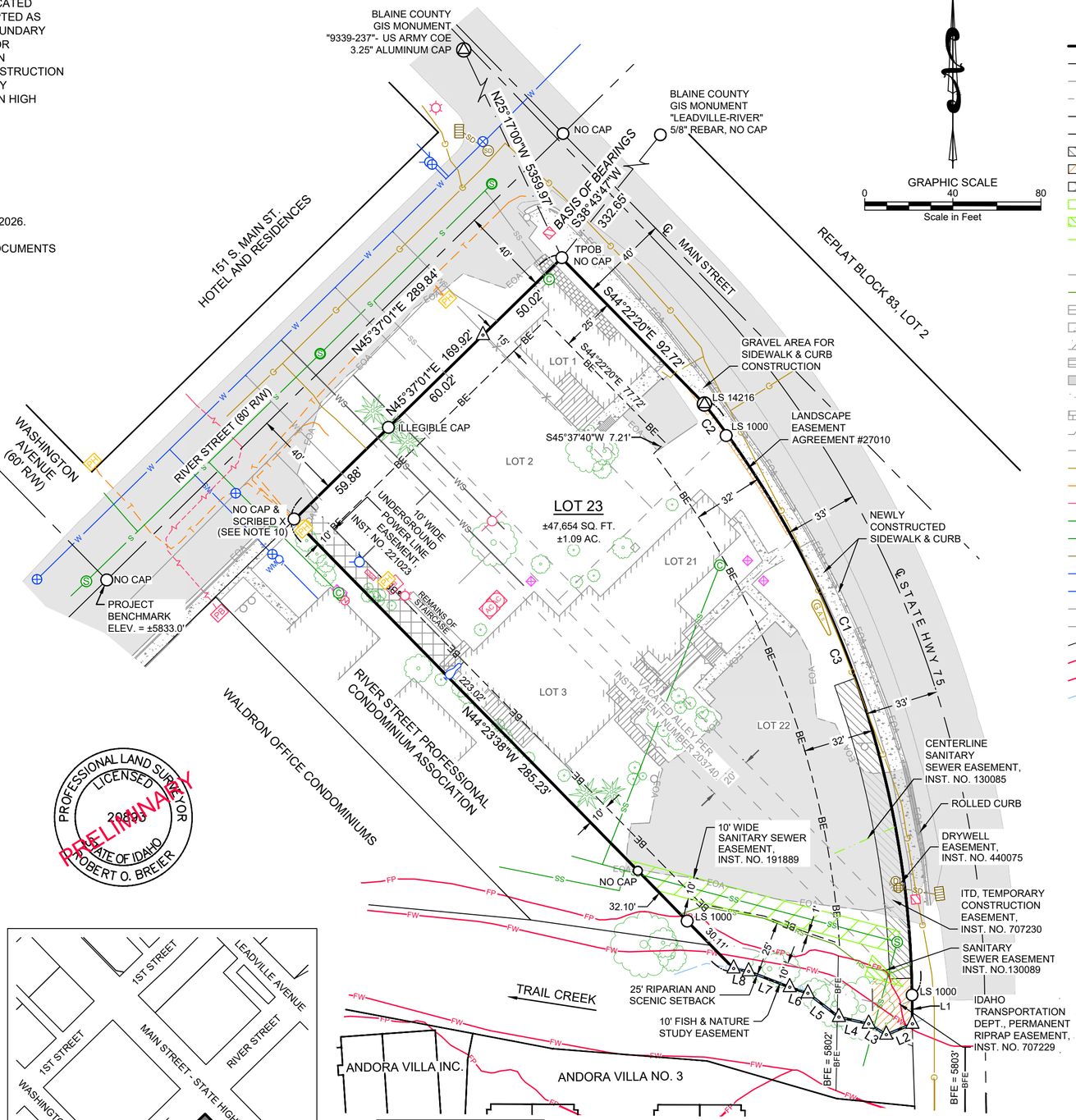
8. NO DEVELOPMENT IS PERMITTED WITHIN THE 25 FOOT SETBACK FROM THE WATERWAY AND RIPARIAN ZONE SHOWN HEREON. RIPARIAN VEGETATION SHALL REMAIN IN IN ITS NATURAL STATE FOR THE PROTECTION AND STABILIZATION OF THE RIVERBANK UNLESS ALTERATIONS ARE APPROVED IN ACCORDANCE WITH KETCHUM MUNICIPAL CODE.

9. A TITLE COMMITMENT POLICY BY TITLEONE, A TITLE AND ESCROW CO., FILE NO. 26611105, DATED JUNE 04, 2026 HAS BEEN REVIEWED . CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP.

10. A SCRIBED "X" IN CONCRETE AND A 5/8" REBAR WITH NO CAP LYING N4°50'38"W, 0.38 DISTANT, FROM SCRIBED "X" WAS FOUND. SAID SCRIBED "X" FIT WELL WITH RECORD OF SURVEY, INST. NO. 693006 AND THE PLAT OF KETCHUM MEDICAL CENTER, INST. NO. 315647, AND HAS BEEN ACCEPTED AS THE NORTHWESTERLY CORNER OF THE SUBJECT PROPERTY.

11. THE BUILDING ENVELOPE SHOWN MAY NOT REPRESENT THE REQUIRED SETBACKS FOR THE ZONE DISTRICT. ALL DEVELOPMENT REQUIREMENTS SHOULD BE VERIFIED WITH THE KETCHUM MUNICIPAL CODE.

12. THE FAR EXCEEDANCE AGREEMENT HAS BEEN RECORDED AS INSTRUMENT NO. _____ .



LEGEND

- PROPERTY LINE
- ADJOINER'S LOT LINE
- CENTERLINE
- LOT LINE ELIMINATED
- PROPOSED BUILDING ENVELOPE
- BLAINE COUNTY G.I.S. TIE
- TEMPORARY CONSTRUCTION I.T.D. EASEMENT (INST. NO. 707230)
- EASEMENT AS NOTED
- UNDERGROUND POWER EASEMENT (INST. NO. 221023)
- SEWER EASEMENT (INST. NO. 191889)
- SEWER EASEMENT (INST. NO. 130089)
- CENTERLINE SEWER EASEMENT (INST. NO. 130085)
- DRY WELL EASEMENT (INST. NO. 440075)
- 10' FISHERMAN'S AND SCENIC EASEMENT
- 25' RIPARIAN SETBACK
- CURB & GUTTER
- CONCRETE SIDEWALK
- BUILDING
- DECK
- ASPHALT
- GRAVEL AREA
- PAVERS
- RETAINING WALL
- FENCE
- GAS MAIN
- BURIED TELEPHONE LINE
- BURIED POWER LINE
- SEWER MAIN
- SEWER SERVICE
- STORM DRAIN
- WATER MAIN
- WATER SERVICE LINE
- ABANDONED SEWER SERVICE
- ABANDONED WATER SERVICE LINE
- BASE FLOOD ELEVATION (SEE NOTE 4.)
- FLOOD PLAIN - 100 YEAR (SEE NOTE 4.)
- FLOOD WAY, (SEE NOTE 4.)
- ORDINARY HIGH WATER LINE (OHW)
- FOUND ALUMINUM CAP ON 5/8" REBAR (MARKED AS NOTED)
- FOUND 5/8" REBAR (MARKED AS NOTED)
- FOUND 1/2" REBAR (MARKED AS NOTED)
- CALCULATED POINT (NOTHING FOUND OR SET)
- AIR CONDITIONING UNIT
- POWER BOX
- SUBSURFACE POWER BOX
- POWER METER
- POWER POLE
- GAS MARKER
- TELEPHONE RISER
- CATCH BASINS
- DRY WELL
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- SEWER CLEANOUT
- WATER METER
- WATER VALVE
- IRRIGATION VALVE BOX
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE

PROFESSIONAL LAND SURVEYOR LICENSED 20893 STATE OF IDAHO ROBERT O. BREIER

PRELIMINARY

VICINITY MAP

N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.12'	S00°41'28"E
L2	12.85'	S67°21'59"W
L3	9.41'	N58°00'03"W
L4	13.86'	N77°24'29"W
L5	17.78'	N52°31'48"W
L6	8.66'	N71°31'15"W
L7	20.00'	N68°55'20"W
L8	6.93'	N79°09'33"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	289.55'	444.50'	037°19'24"	N19°21'10"W	284.46'
C2	17.29'	444.50'	002°13'45"	N36°54'00"W	17.29'
C3	272.26'	444.50'	035°05'39"	S18°14'18"E	268.02'

OWNER OF RECORD: KETCHUM GATEWAY RESIDENCES, LLC
145 WEST 200 NORTH, SUITE 100
PROVO, UT 84601

DEVELOPER/APPLICANT: CARDINAL LANDS

EFFECTIVE ZONING: T-TOURIST (CC2 USES PERMITTED)

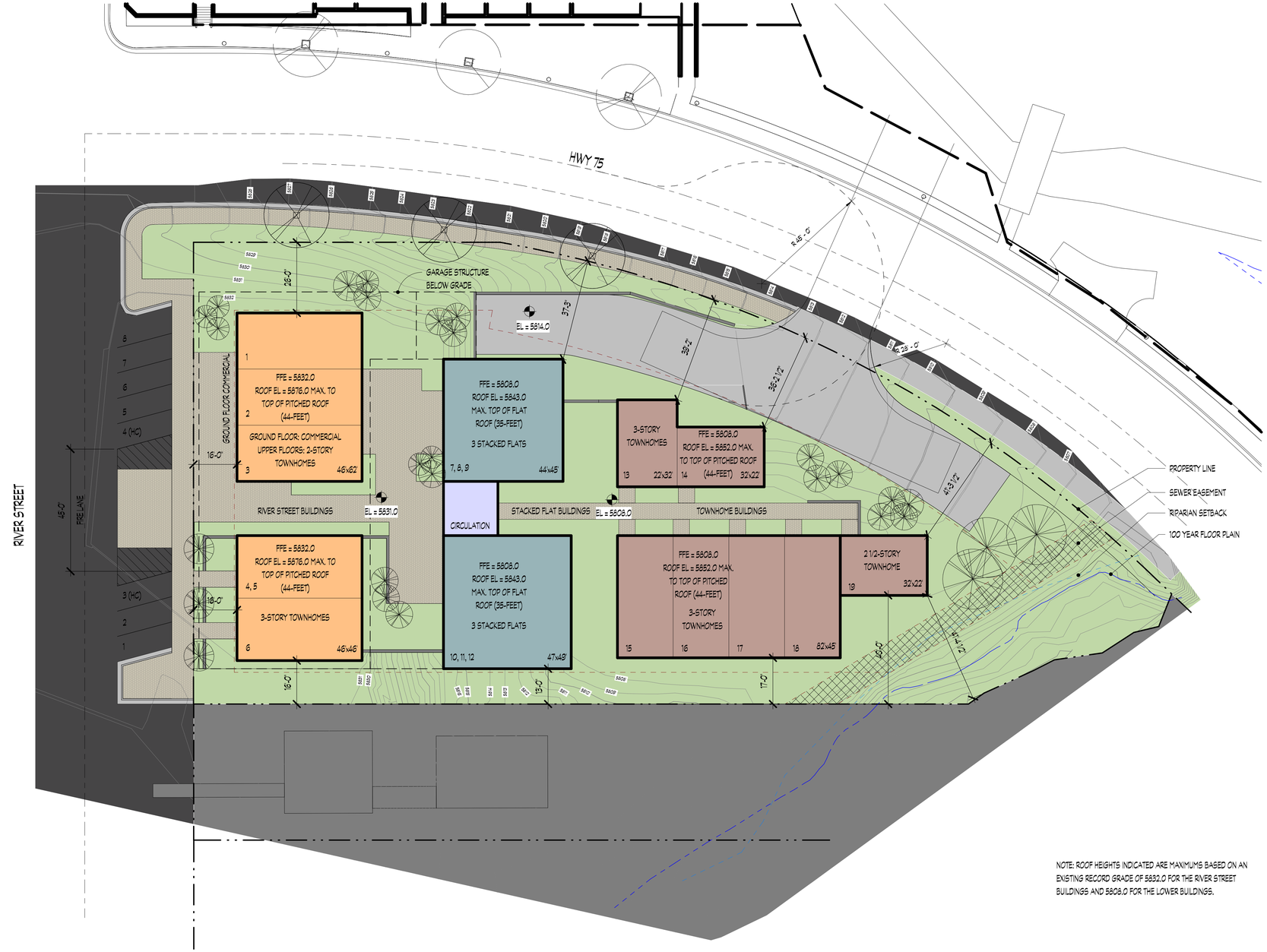
HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Date:_____ _____

South Central Public Health District, REHS

GALENA BENCHMARK
ENGINEERING • SURVEYING • PLANNING
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NOTE: ROOF HEIGHTS INDICATED ARE MAXIMUMS BASED ON AN EXISTING RECORD GRADE OF 5832.0 FOR THE RIVER STREET BUILDINGS AND 5808.0 FOR THE LOWER BUILDINGS.

CONCEPTUAL SITE PLAN

10 20 40 80 1" = 20'-0"

PDR-01

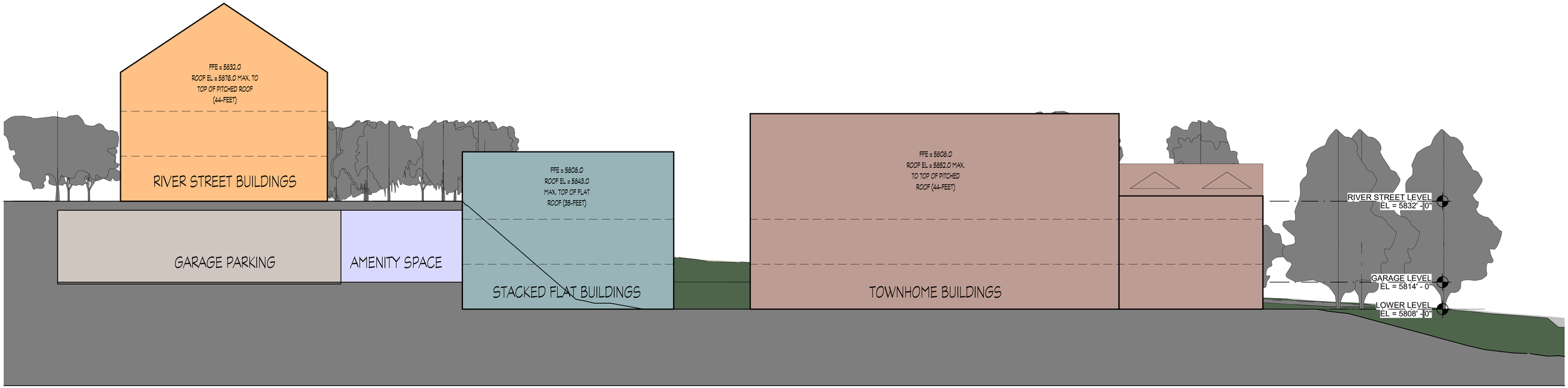
GATEWAY - KETCHUM

Ketchum, Idaho

10/8/2026

Michael Doty Associates Architects

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NOTE: ROOF HEIGHTS INDICATED ARE MAXIMUMS BASED ON AN EXISTING RECORD GRADE OF 5832.0 FOR THE RIVER STREET BUILDINGS AND 5808.0 FOR THE LOWER BUILDINGS.

CONCEPTUAL SITE SECTION

1 2 4 8 1" = 10'-0"

PDR-02

GATEWAY - KETCHUM

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CONCEPTUAL INSPIRATION IMAGE EXHIBIT

GATEWAY - KETCHUM

Ketchum, Idaho

10/8/2026

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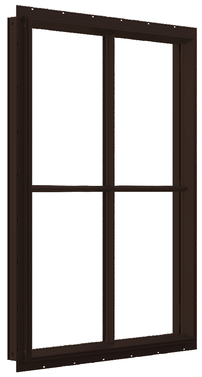
RIVER STREET BUILDINGS:
SIDING: HEAVY TIMBER FLAT LOG SIDING WITH CHINKING AND NOTCHED BUTT AND PASS CORNERS.
STONE: RUSTIC RUBBLE STONE VENEER.
ROOF: COMPOSITE CEDAR-LOOK ROOF TILE



STACKED FLAT BUILDINGS:
SIDING: LIGHT BROWN THERMALLY MODIFIED WOOD SIDING.
STONE: OAKLEY STONE VENEER.
PLASTER: DARK BROWN EXTERIOR PLASTER, SMOOTH FINISH.
ROOF: FLAT BALLASTED EPDM / STANDING SEAM METAL TO MATCH WINDOW SYSTEM.



TOWNHOME BUILDINGS:
SIDING: DARK BROWN AND GREY THERMALLY MODIFIED WOOD SIDING.
STONE: CUT STONE VENEER.
ROOF: HIGH DIMENSION ASPHALT SHINGLE ROOFING.





WINDOWS, DOORS, AND METAL ACCENTS:
WINDOWS & DOORS: DARK BRONZE THERMALLY BROKEN ALUMINUM.
METAL ACCENTS AND FLASHING: WESTERN STATES METAL ROOFING WITH KYNAR FINISH TO MATCH WINDOWS AND DOORS.

CONCEPTUAL EXTERIOR MATERIALS

GATEWAY - KETCHUM

Ketchum, Idaho

10/8/2026

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Michael Doty Associates Architects

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MASS RENDERINGS
SITE CONTEXT

GATEWAY KETCHUM

OCTOBER 8, 2026

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SOUTHERN AERIAL

GATEWAY KETCHUM

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RIVER STREET

GATEWAY KETCHUM

OCTOBER 8, 2026

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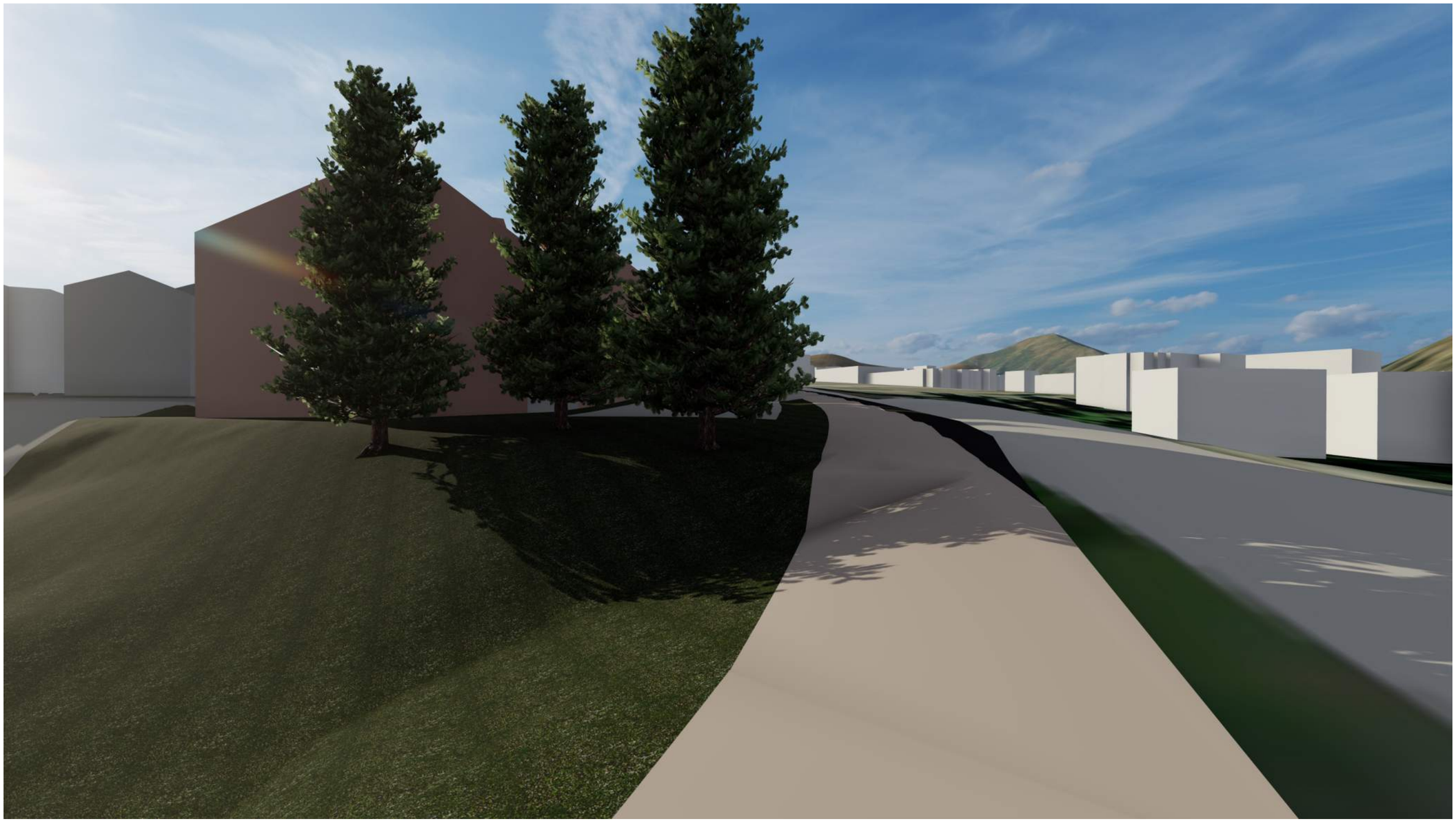
NORTHERN AERIAL

GATEWAY KETCHUM

OCTOBER 8, 2026

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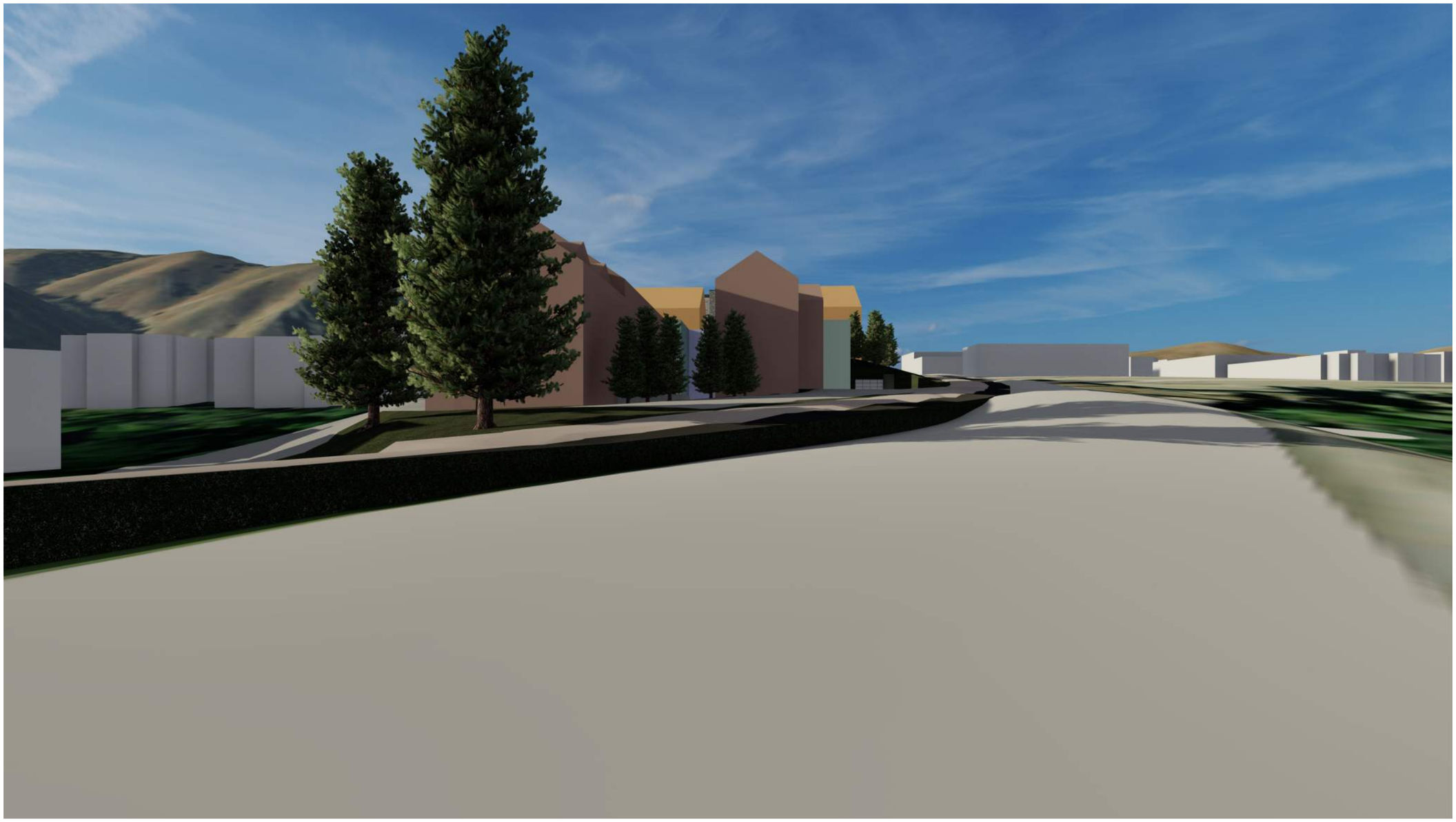
SIDEWALK APPROACH

GATEWAY KETCHUM

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MAIN STREET APPROACH

GATEWAY KETCHUM

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MAIN STREET APPROACH

GATEWAY KETCHUM

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MAIN STREET DEPARTURE

GATEWAY KETCHUM

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COURTYARD

GATEWAY KETCHUM

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MASS RENDERINGS
NEIGHBORHOOD CONTEXT

GATEWAY KETCHUM

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MAIN STREET SOUTH CONTEXT - PROPOSED GATEWAY TOWNHOMES

GATEWAY KETCHUM

OCTOBER 8, 2026

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MAIN STREET SOUTH CONTEXT - PREVIOUSLY APPROVED TRIBUTE HOTEL

GATEWAY KETCHUM

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RIVER STREET WEST CONTEXT - PROPOSED GATEWAY TOWNHOMES

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RIVER STREET WEST CONTEXT - PREVIOUSLY APPROVED TRIBUTE HOTEL

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MAIN STREET WEST CONTEXT - PROPOSED GATEWAY TOWNHOMES

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MAIN STREET WEST CONTEXT - PREVIOUSLY APPROVED TRIBUTE HOTEL

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MAIN STREET NORTH CONTEXT - PROPOSED GATEWAY TOWNHOMES

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MAIN STREET NORTH CONTEXT - PREVIOUSLY APPROVED TRIBUTE HOTEL

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RIVER STREET EAST CONTEXT - PROPOSED GATEWAY TOWNHOMES

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MAIN STREET NORTH CONTEXT - PREVIOUSLY APPROVED TRIBUTE HOTEL

GATEWAY KETCHUM

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