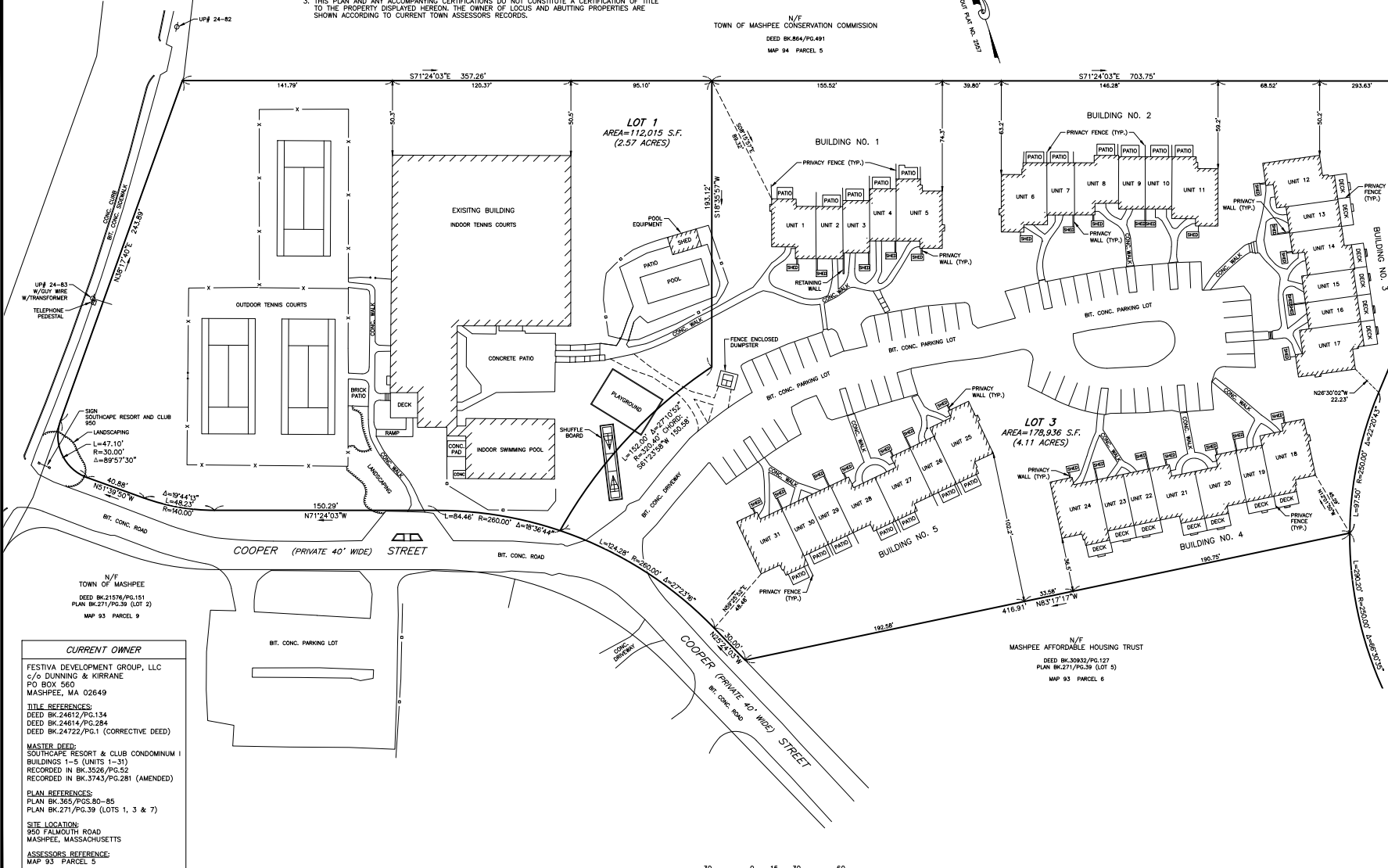


NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC BETWEEN OCTOBER 21, 2022 AND FEBRUARY 13, 2023.
- THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF MASHPEE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 220009 0751 J (MAP EFFECTIVE DATE JULY 16, 2014).
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

LEGEND

- BIT. CONC BITUMINOUS CONCRETE
- X FENCE (CHAIN LINK)
- FENCE (STOCKADE)



CURRENT OWNER
 FESTIVA DEVELOPMENT GROUP, LLC
 c/o DUNNING & KIRRANE
 PO BOX 560
 MASHPEE, MA 02649

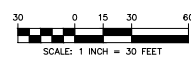
TITLE REFERENCES:
 DEED BK.24612/PG.134
 DEED BK.24614/PG.284
 DEED BK.24722/PG.1 (CORRECTIVE DEED)

MASTER DEED:
 SOUTHCAPE RESORT & CLUB CONDOMINIUM I
 BUILDINGS 1-5 (UNITS 1-31)
 RECORDED IN BK.3526/PG.52
 RECORDED IN BK.3743/PG.281 (AMENDED)

PLAN REFERENCES:
 PLAN BK.363/PGS.80-85
 PLAN BK.271/PG.39 (LOTS 1, 3 & 7)

SITE LOCATION:
 950 FALMOUTH ROAD
 MASHPEE, MASSACHUSETTS

ASSESSORS REFERENCE:
 MAP 93 PARCEL 5



NO.	DATE	DESCRIPTION	APPROVED

DATE: FEBRUARY 16, 2023
 DRAWN BY: RLM COMPS BY: RLM CHECK BY: RLM/DCM
 PROJECT NO: 22090
 ISSUED FOR:



CONDOMINIUM SITE PLAN
SOUTHCAPE RESORT & CLUB
 950 FALMOUTH ROAD
 MASHPEE, MASSACHUSETTS
 ASSESSORS MAP 93, PARCELS 5 & 8
 PREPARED FOR
 FESTIVA DEVELOPMENT GROUP, LLC

DRAWING TITLE:
CONDOMINIUM I

SCALE: **1" = 30'**
 SHEET NO.

2 OF 3

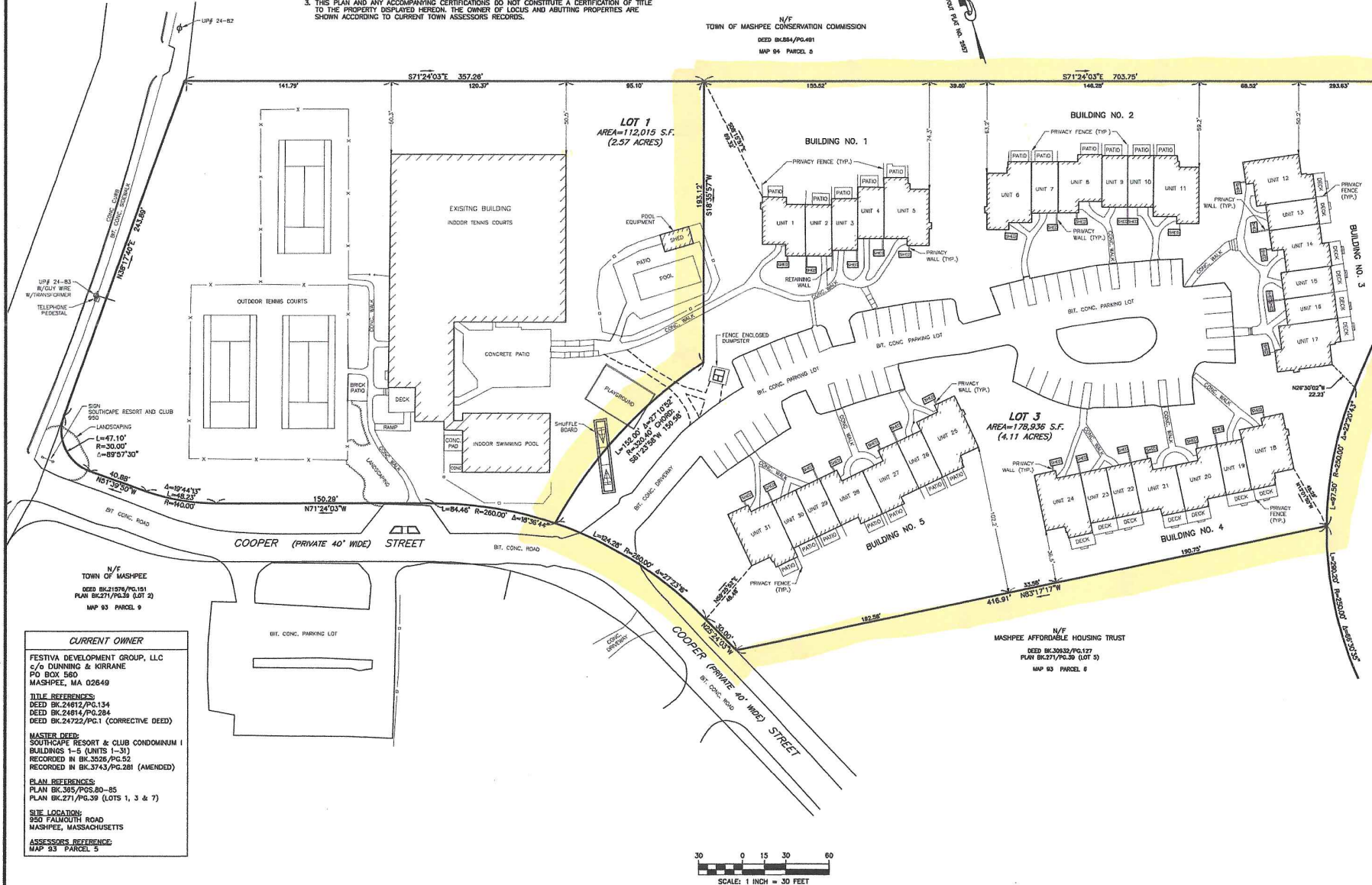
NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC BETWEEN OCTOBER 21, 2022 AND FEBRUARY 13, 2023.
- THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF MASHPEE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 290009 (75) J (MAP EFFECTIVE DATE JULY 16, 2014).
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ADJUTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

LEGEND

- BT. CONC BITUMINOUS CONCRETE
- X FENCE (CHAIN LINK)
- FENCE (STOCKADE)

N/F
TOWN OF MASHPEE CONSERVATION COMMISSION
DEED BK3554/PG-491
MAP 94 PARCEL 5



SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBURY, MA 02746
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LLC.COM

PLAN REVISIONS	
DATE:	FEBRUARY 16, 2023
DRAWN BY:	RLM
COMPS. BY:	RLM
CHECK BY:	RLM/DCM
PROJECT NO.:	22090
ISSUED FOR:	



CONDOMINIUM SITE PLAN
SOUTHCAPE RESORT & CLUB
950 FALMOUTH ROAD
MASHPEE, MASSACHUSETTS
ASSESSORS MAP 93, PARCELS 5 & 8
PREPARED FOR:
FESTIVA DEVELOPMENT GROUP, LLC

DRAWING TITLE:	CONDOMINIUM I
SCALE:	1" = 30'
SHEET NO.:	2 OF 3

CURRENT OWNER
FESTIVA DEVELOPMENT GROUP, LLC
c/o DUNNING & KIRRHANE
PO BOX 560
MASHPEE, MA 02649

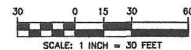
TITLE REFERENCES
DEED BK.24612/PG.134
DEED BK.24614/PG.284
DEED BK.24722/PG.1 (CORRECTIVE DEED)

MASTER DEED:
SOUTHCAPE RESORT & CLUB CONDOMINIUM I
BUILDINGS 1-5 (UNITS 1-31)
RECORDED IN BK.3526/PG.52
RECORDED IN BK.3743/PG.281 (AMENDED)

PLAN REFERENCES
PLAN BK.365/PGS.80-85
PLAN BK.271/PG.39 (LOTS 1, 3 & 7)

SITE LOCATION:
950 FALMOUTH ROAD
MASHPEE, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 93 PARCEL 5





NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC BETWEEN OCTOBER 21, 2022 AND FEBRUARY 13, 2023.
- THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF MASHPEE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250009 0751 4 (MAP EFFECTIVE DATE JULY 16, 2014).
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREIN. THE OWNER OF LOCUS AND ADJUTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

CURRENT OWNER	
FESTIVA DEVELOPMENT GROUP, LLC c/o DUNNING & KIRKANE PO BOX 560 MASHPEE, MA 02649	
TITLE REFERENCES: DEED BK.24812/PG.134 DEED BK.24814/PG.284 DEED BK.24722/PG.1 (CORRECTIVE DEED)	
MASTER DEED: SOUTHCAPE RESORT & CLUB CONDOMINIUM 1 BUILDINGS 1-5 (UNITS 1-31) RECORDED IN BK.3528/PG.52 RECORDED IN BK.3743/PG.281 (AMENDED)	
PLAN REFERENCES: PLAN BK.365/PGS.80-85 PLAN BK.271/PG.39 (LOTS 1, 3 & 7)	
SITE LOCATION: 950 FALMOUTH ROAD MASHPEE, MASSACHUSETTS	
ASSESSORS REFERENCE: MAP 93 PARCEL 5	

CURRENT OWNER	
FESTIVA DEVELOPMENT GROUP, LLC c/o DUNNING & KIRKANE PO BOX 560 MASHPEE, MA 02649	
TITLE REFERENCES: DEED BK.24812/PG.134 DEED BK.24814/PG.284 DEED BK.24722/PG.1 (CORRECTIVE DEED)	
MASTER DEED: SOUTHCAPE RESORT & CLUB CONDOMINIUM 1 BUILDINGS 6-9 (UNITS 32-55) RECORDED IN BK.5937/PG.84	
PLAN REFERENCES: PLAN BK.436/PGS.77-79 PLAN BK.271/PG.39 (LOT 4)	
SITE LOCATION: 950 FALMOUTH ROAD MASHPEE, MASSACHUSETTS	
ASSESSORS REFERENCE: MAP 93 PARCEL 6	

LEGEND

- BT CONC BITUMINOUS CONCRETE
- CB CONC CONCRETE BOUND
- CB/DISK CONCRETE BOUND W/DISK
- CB/SH CONCRETE BOUND W/DRILL HOLE
- X FENCE (CHAIN LINK)
- FENCE (STOCKADE)
- MS MASSACHUSETTS HIGHWAY BOUND



PLAN REVISIONS	
DATE:	FEBRUARY 16, 2023
DRAWN BY:	REM
COMPL. BY:	RLM
CHECK BY:	RLM/CM
PROJECT NO.:	22090
ISSUED FOR:	



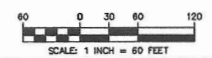
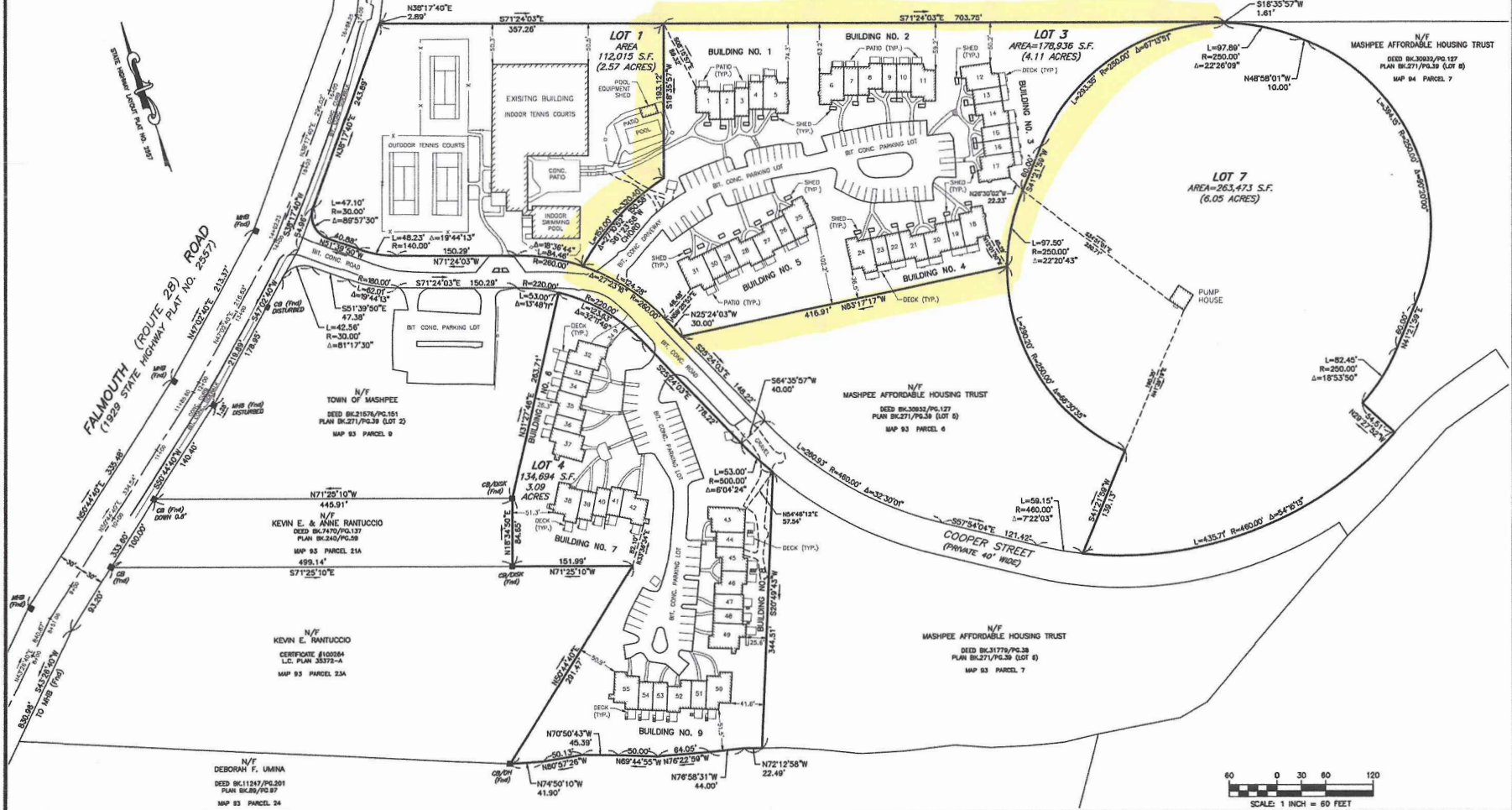
CONDOMINIUM SITE PLAN
SOUTHCAPE RESORT & CLUB
950 FALMOUTH ROAD
MASHPEE, MASSACHUSETTS
ASSESSORS MAP 93, PARCELS 5 & 8

PREPARED FOR:
FESTIVA DEVELOPMENT GROUP, LLC

DRAWING TITLE:
OVERALL SITE PLAN

SCALE: **1" = 60'**

SHEET NO.:
1 of 3



22090_950 Falmouth Road Condominium Plans_1of3.dwg