

NORTH FRENCH SOCCER FIELDHOUSE AND PARKING LOT TOWN OF AMHERST PROJECT NO.

1681 N FRENCH RD.
AMHERST, NY 14068

PROJECT NO. 2015.024A
SITE PLAN SUBMISSION

AUGUST 18, 2025



DiDONATO Project No. 25-3656

CONSULTANTS



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DRAWING INDEX

CIVIL

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PROJECT
LOCATION



LOCATION MAP



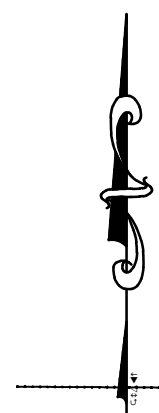
E

D

C

B

A



8" CAST IRON

ST PIUS X RO CATH CH
SOC
1700 N FRENCH RD
TA# 027.040-0001-006

NORTH FRENCH (110' WIDE) ROAD
ASPHALT PAVEMENT

RIM:579.00
NW 4"HDPE 576.38
E 18"HDPE 575.00
W 18"HDPE 575.05

RIM:579.19
NW 4"HDPE 576.82
NE 4"HDPE 576.80
SE 18"HDPE 575.56
S 18"CMF 575.96
W 18"HDPE 575.41

UP CURB END

RIM:579.20
E 36"PIPE 558.40

NO TURN

10"

CONTROL POINT NO. 1
SET REBAR WITH CAP
N=1105743.85
E=1100190.71
ELEV=578.90

REBAR WITH CAP

SOCCER FIELD
SOCCER FIELD

BOLLARD
WATER VALVE
CONC BOLLARD
ELECTRIC
UNKNOWN
MANHOLE SQUARE
BOLLARD
BOLLARD
ELECTRIC
BOX CONC
BOLLARD BOLLARD

RIM:578.94
W 36"PIPE 558.69

RIM:579.64

EP ASPHALT

579

578

578

578

ELECTRIC HANDHOLE

MISC. VALVE

MISC. VALVE

GREATER BUFFALO
GYMNASTICS
CENTER INC
1641 N FRENCH RD
TA# 27.19-2-15.11

TOWN OF AMHERST
1681 N FRENCH RD
TA# 27.19-2-17

GRAPHIC SCALE



(IN FEET)
1 inch = ft.

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TOWN OF AMHERST
NORTH FRENCH SOCCER
FIELDHOUSE AND
PARKING LOT

MARK	DATE	DESCRIPTION
	8/18/2025	SITE PLAN SUBMISSION
ISSUE:		
PROJECT NO:		2015.024A
DESIGNER PROJECT NO:		25-3656
CAD DWG FILE: 25NY086 - DiDonato - North French Soccer - 66164		
DRAWN BY:		KAT
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SCALE:		1"=20'
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SHEET TITLE

TOPOGRAPHIC SURVEY

DRAWING#

VF-101

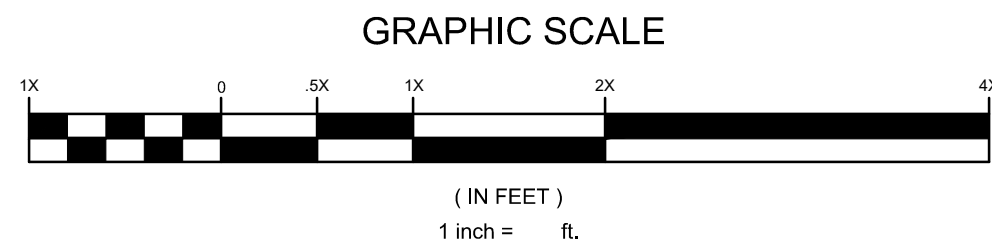
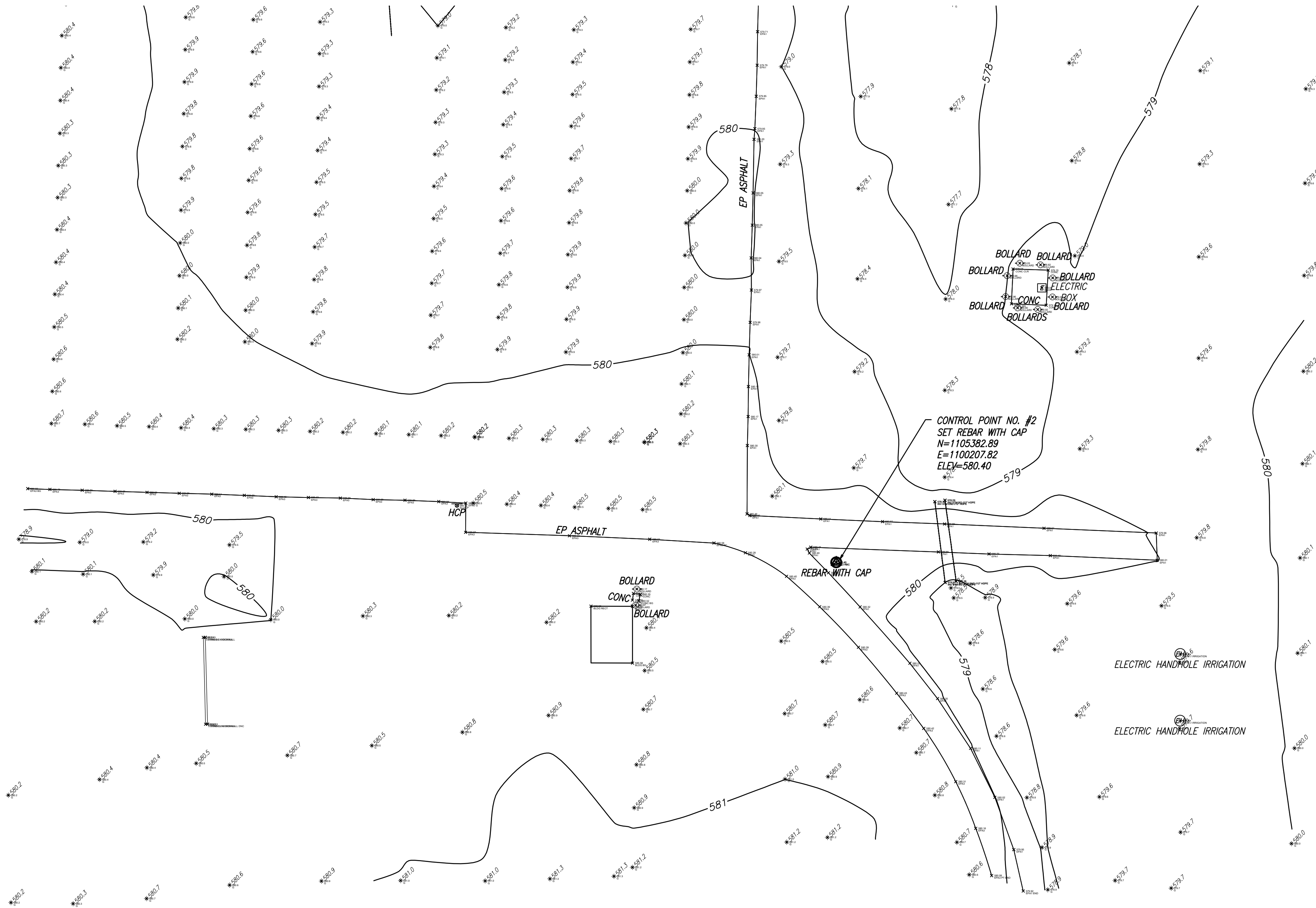
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B

A



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NORTH FRENCH SOCCER
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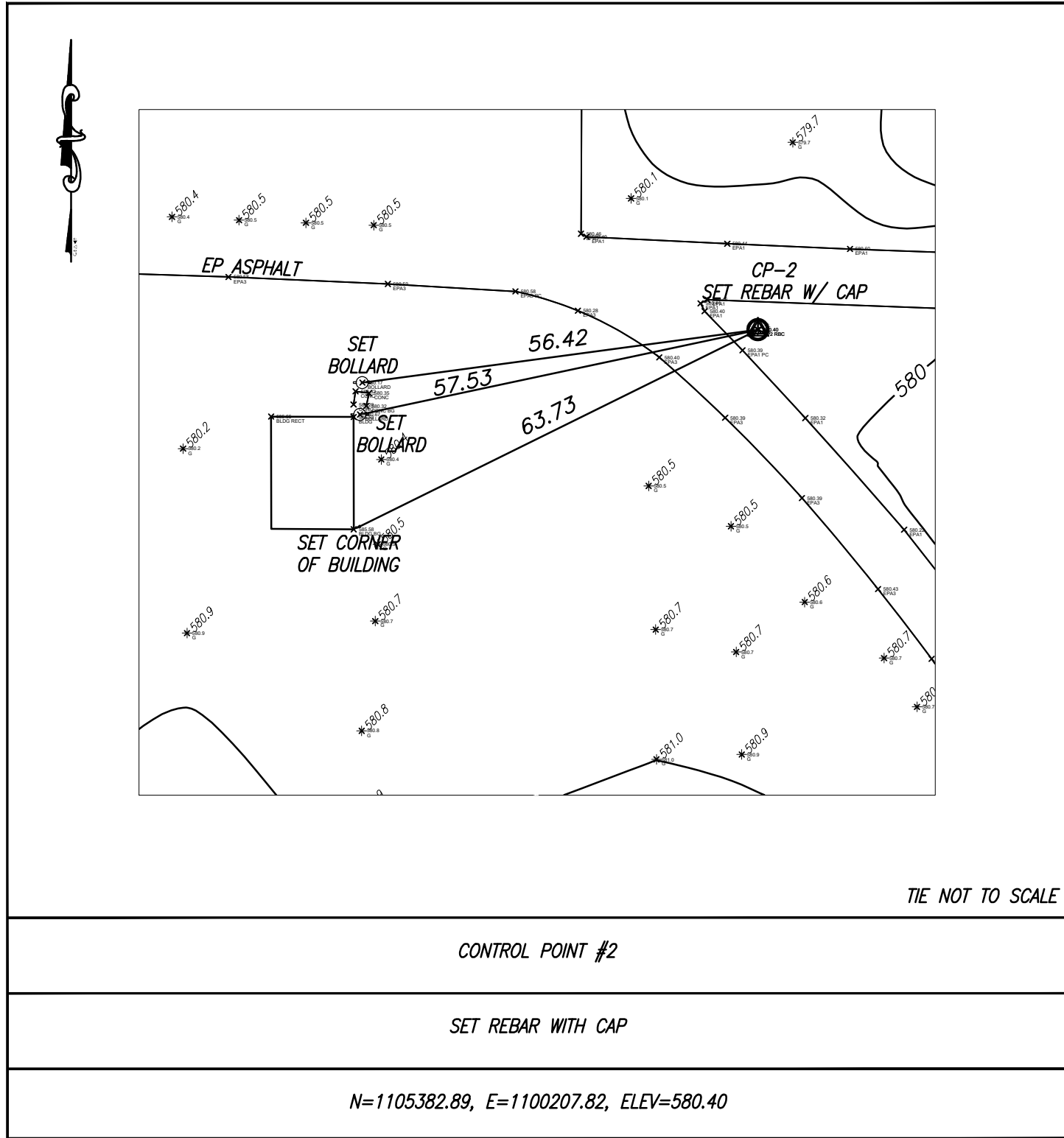
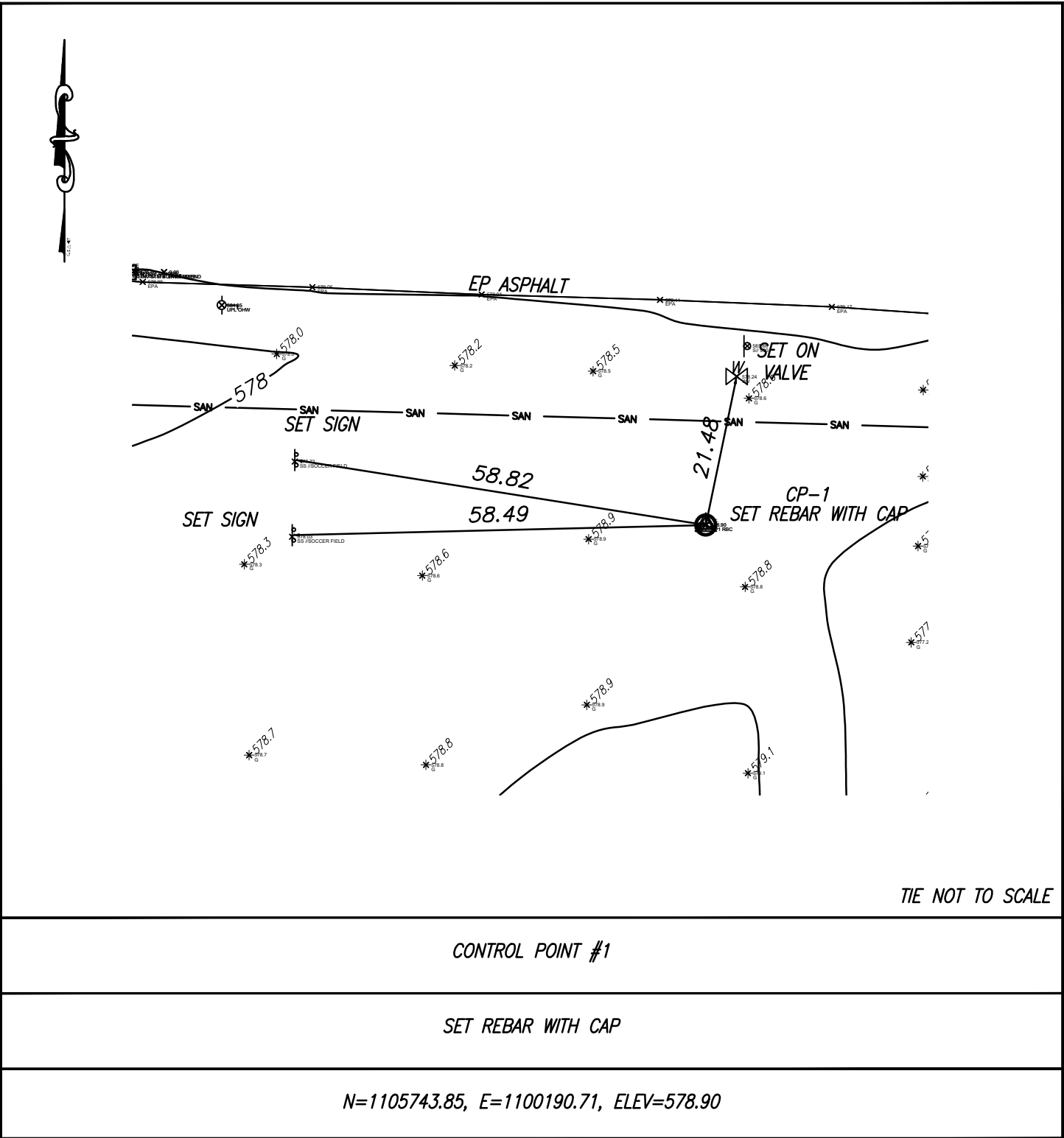
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SHEET TITLE

TOPOGRAPHIC SURVEY

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VF-102



LEGEND:

- BOLLARD
- CATCH BASIN (SQUARE)
- CONTROL POINT
- DECIDUOUS TREE
- ELECTRIC BOX
- ELECTRIC HANDHOLE
- ELECTRIC METER
- REBAR WITH CAP
- SIGN 1 POST
- SANITARY MANHOLE
- SIGN 2 POST
- UNKNOWN MAN HOLE
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- VALVE
- WATER VALVE

SURVEY LINE TYPES:

CONTOUR (MAJOR) 580

CONTOUR (MINOR) 581

ROW ROW

ROW CENTERLINE ROW

UTILITY LINE TYPES:

OVERHEAD WIRES OHW OHW

SANITARY SEWER LINE SAN SAN

STORM SEWER LINE ST ST ST

WATER LINE (RECORD) WRD WRD

DIG SAFE UTILITY:

TYPE	COMPANY	RESPONSE	AFFECTED
COMMUNICATION	TIME WARNER OR VERIZON OR AT&T OR YES OTHER	YES NO	NO NO
ELECTRIC	NATIONAL GRID OR OTHER	YES	NO
GAS	NATIONAL FUEL OR NYSEG OR OTHER	NO	NO
STORM	ERIE COUNTY OR OTHER	YES	NO
SANITARY	ERIE COUNTY OR OTHER	NO	NO
TRAFFIC	NYS DOT OR TOWN	YES	YES
WATER	ERIE COUNTY WATER OR OTHER	NO	NO
OTHER	OTHER		

NOTE:

UTILITY INFORMATION WAS PROVIDED FROM FIELD SURVEY AND DIG SAFE. DIG SAFE DESIGN TICKET IS #06165-002-235 06/16/2025. UTILITY COMPANIES WERE CONTACTED VIA PHONE AND EMAIL. IF NO RESPONSE FROM UTILITY COMPANY BEFORE PROJECT GOES TO CLIENT; KHEOPS WILL FORWARD ON TO THE CLIENT ANY LATE UTILITY INFO/EMAILS RECEIVED.

THE UTILITY INFORMATION SHOWN ON THE SURVEY DRAWING ARE FROM A DIG SAFE DESIGN TICKET AND SHOULD NOT REPLACE AN ACTUAL DIG LOCATION TICKET.

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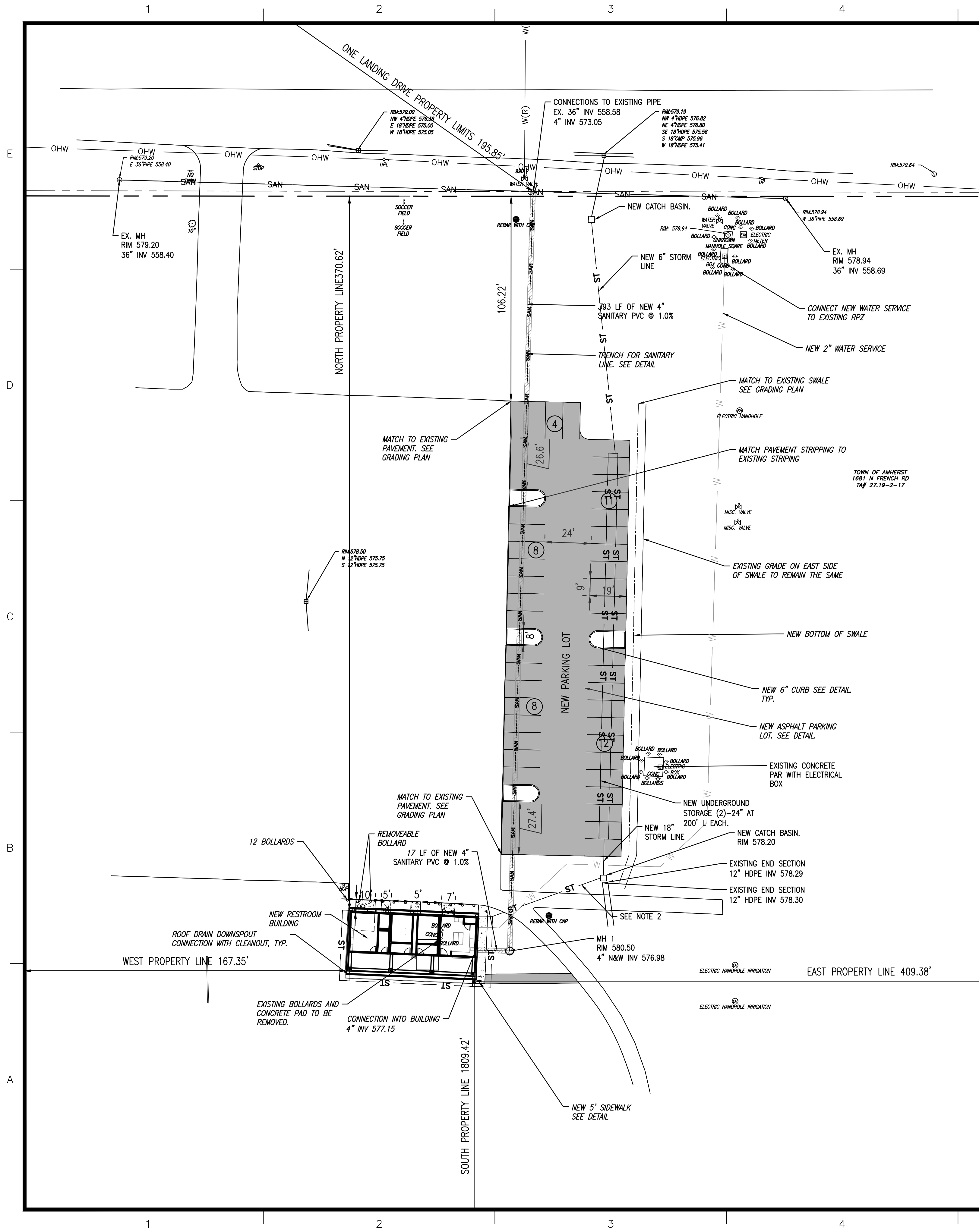
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SHEET TITLE

CONTROL TIES,
LEGEND AND NOTES

DRAWING#

VF-103



NOTES:

- CONTRACTOR SHALL FIELD VERIFY SERVICE LOCATIONS AND DEPTHS AT START OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- ROOF DRAINS SHALL CONNECT INTO NEW DRAINAGE STRUCTURE.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PRESERVE THE INTEGRITY OF THE EXISTING UTILITIES TO REMAIN AND SHALL PROVIDE UNINTERRUPTED SERVICE TO ALL USERS OF THE EXISTING UTILITIES. INSTALLATION OF ALL UTILITIES, INCLUDING ANY REMOVAL OR RELOCATION, SHALL BE IN ACCORDANCE WITH THE TOWN OF AMHERST REQUIREMENTS.
- EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS HAVE BEEN PLOTTED FROM FIELD SURVEYS AND RECORD MAPS AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTH OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. NO EXTENSIONS OF CONTRACT TIME AND NO MONETARY DAMAGE CLAIMS SHALL BE ALLOWED AS A RESULT OF REVISED DESIGN LOCATIONS.
- THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AHEAD OF ALL PIPE LAYING OPERATIONS TO ALLOW FOR MINOR ADJUSTMENTS TO BE MADE IN ELEVATION AND/OR ALIGNMENT DUE TO INTERFERENCE FROM THESE UTILITIES, IF NECESSARY.
- CONTRACTOR SHALL PROVIDE TOWN REPRESENTATIVES AND DESIGN TEAM INSPECTORS FREE ACCESS TO ALL PARTS OF THE SITE FOR PROPER INSPECTION.
- CONTRACTOR SHALL PERFORM NO WORK OUTSIDE OF THE DESIGNATED WORK LIMITS WITHOUT APPROVAL FROM THE ENGINEER.
- CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AREAS IN-KIND USING A MINIMUM OF 4" OF TOPSOIL AND SEED.
- CONTRACTOR SHALL TAKE CARE TO NOT DISTURB ADJACENT EXISTING PAVEMENT WHEN TRENCHING IN GRASS AREA.
- IN AREAS WHERE PROPOSED UTILITIES CROSS EXISTING ASPHALT PAVEMENT, REFER TO DWG CP501 FOR EXISTING ASPHALT SIDEWALK PAVEMENT SECTION AND DWG CP502 FOR TRENCH DETAILS.

COMMUNITY FACILITIES (CF) - ZONING REQUIREMENTS

BUILDING SETBACKS:	REQUIRED:	PROVIDED:
NORTH (FRONT)	NA	371'
SOUTH (REAR)	15'	1809'
EAST (SIDE)	15'	167'
WEST (SIDE)	15'	409'

VEHICLE USE SETBACKS	REQUIRED:	PROVIDED:
NORTH (FRONT)	NA	N/A
SOUTH (REAR)	10'	N/A
EAST (SIDE)	10'	N/A
WEST (SIDE)	10'	N/A

* NOTE SETBACKS BASED ON MAX. STRUCTURE HEIGHT < 35'

AVAILABLE PARKING DATA

EXISTING PARKING LOT	HANDICAP SPACES - 4 STANDARD SPACES - 82
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LEGEND

	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	NUMBER OF PARKING SPACES
	STORM SEWER PIPE
	SANITARY SEWER PIPE
	WATER SERVICE PIPE
	LIGHTING FIXTURE

SITE INFORMATION

SITE DATA: CURRENT ZONING: NORTH FRENCH SOCCER FIELD	SITE DATA: COMMUNITY FACILITIES (CF)
TOTAL SITE AREA: TOTAL PROJECT DISTURBANCE:	27.94 Ac 20,570 S.F.±
BUILDING DATA GROSS BUILDING AREA: NET BUILDING AREA: MAX. BUILDING HT.:	1408 S.F.± 1408 S.F.± 18'

NOTES:

- SITE DOES NOT CONTAIN ANY STATE WETLANDS AND IS NOT LOCATED IN A FEMA FLOODPLAIN OR FLOODWAY. APPROXIMATE LOCATION OF FEDERAL WETLANDS (USFWS) IS SHOWN PER TOWN OF AMHERST GIS MAP.
- 1681 NORTH FRENCH SOCCER FIELD
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM TOPOGRAPHIC MAP - JOB #4805, PREPARED BY KHEOPS ARCHITECTURE, ENGINEERING AND SURVEY DPC DATED 6/25/2025.



TOWN OF AMHERST
NORTH FRENCH SOCCER
FIELDHOUSE AND
PARKING LOT

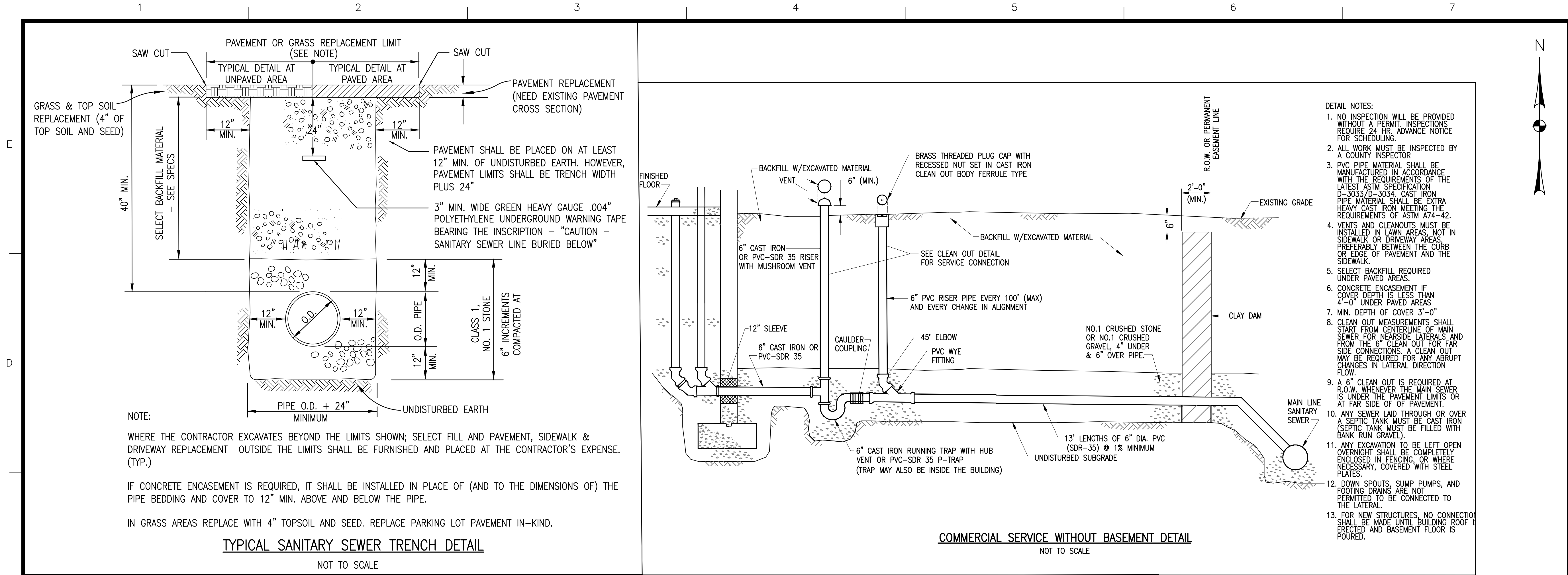
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DESIGNER PROJECT NO:	25-3656	
CAD DWG FILE:	CP100.DWG	
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SCALE:	1"=30'	
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SHEET TITLE

SITE AND UTILITY PLAN

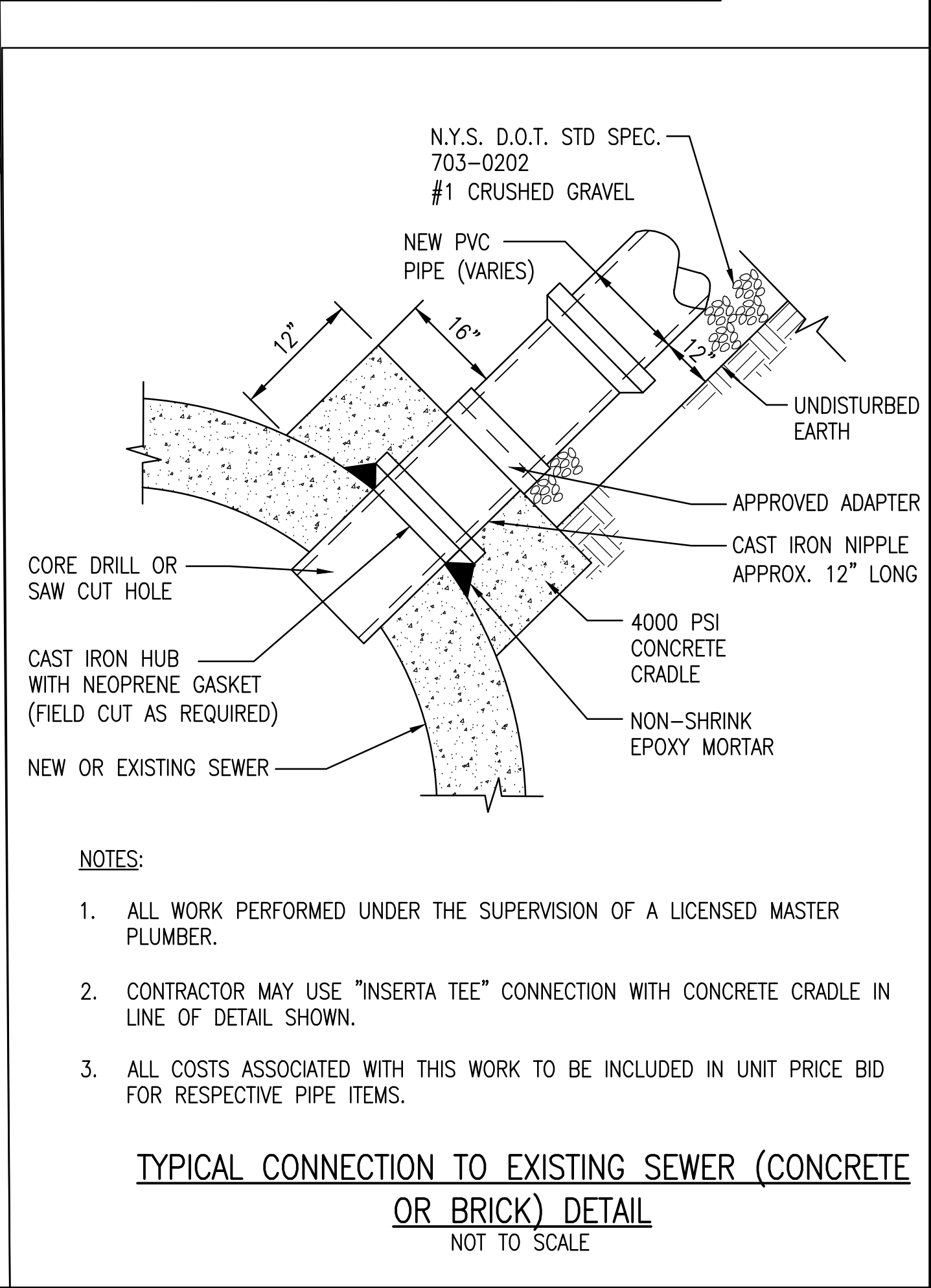
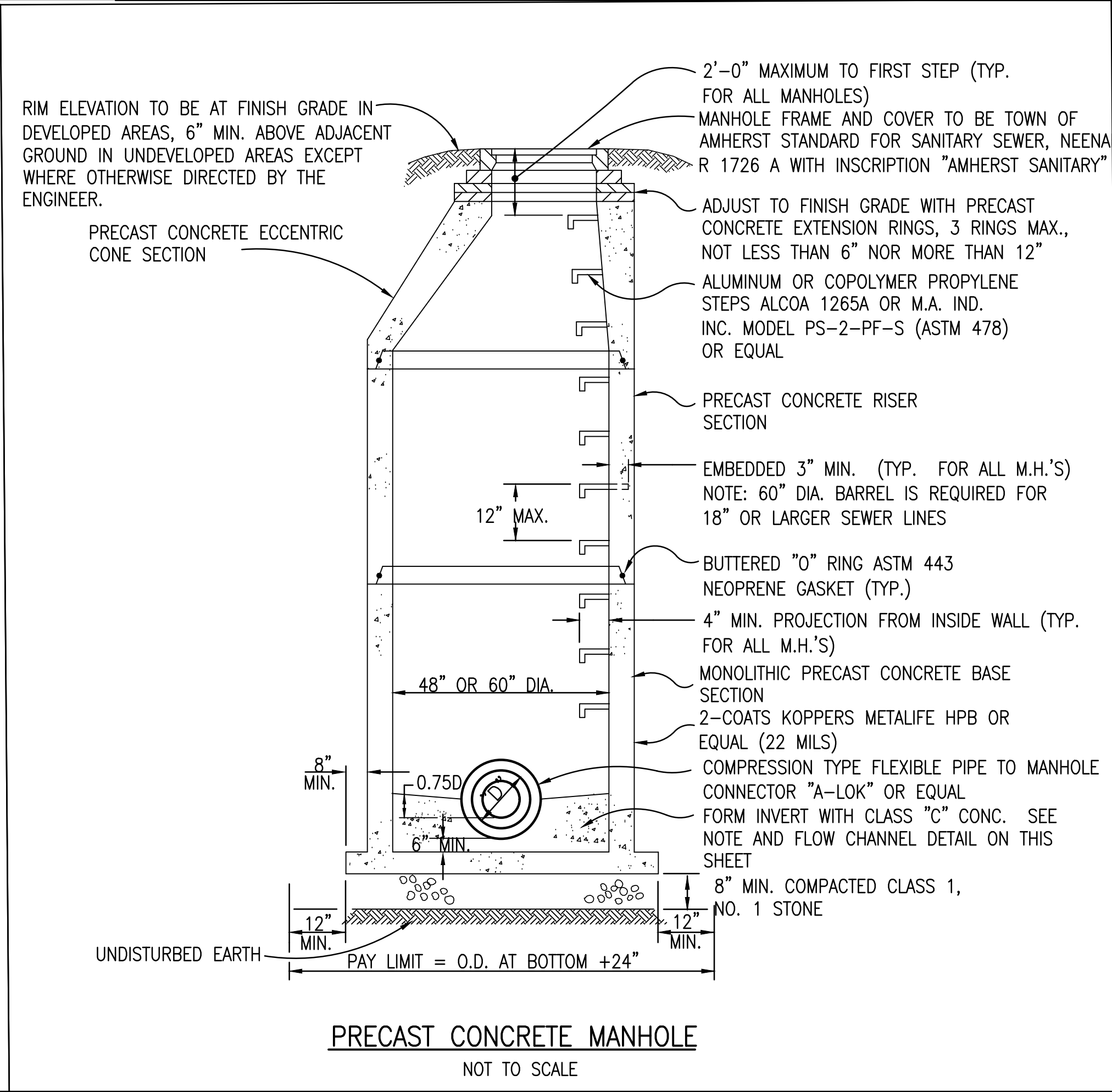
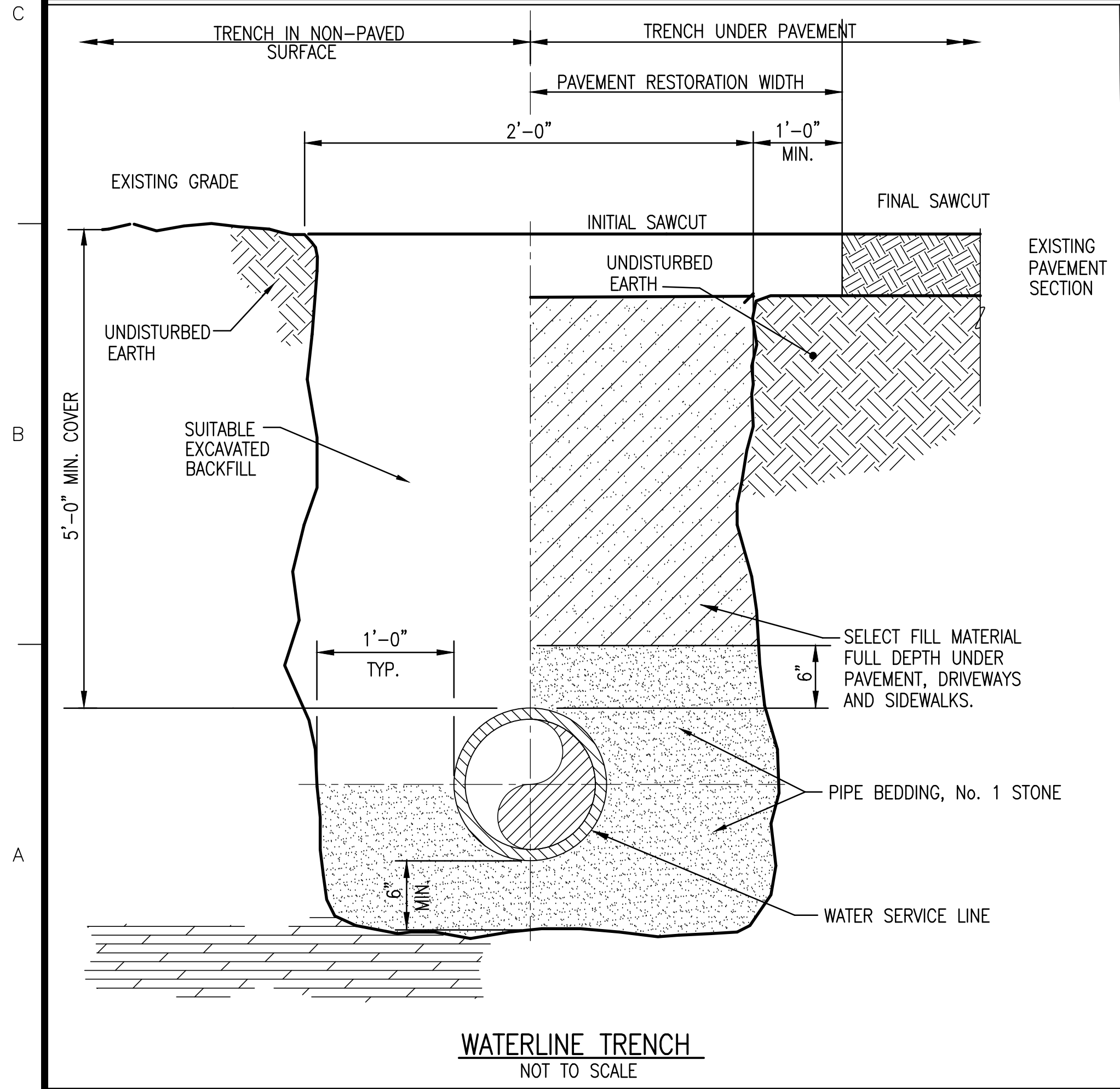
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CP101



TOWN OF AMHERST

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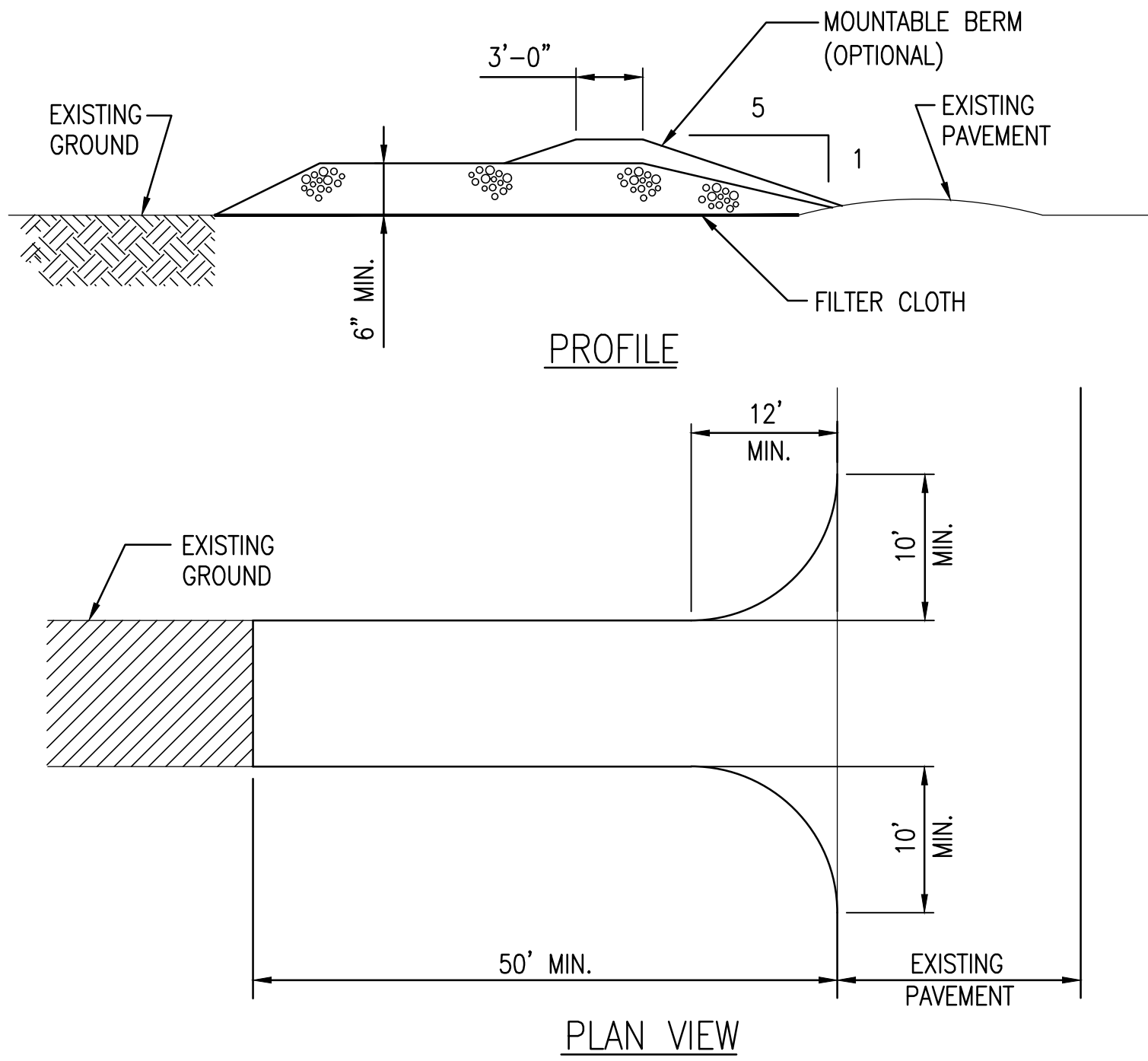


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SHEET TITLE

**SITE UTILITY
DETAILS**

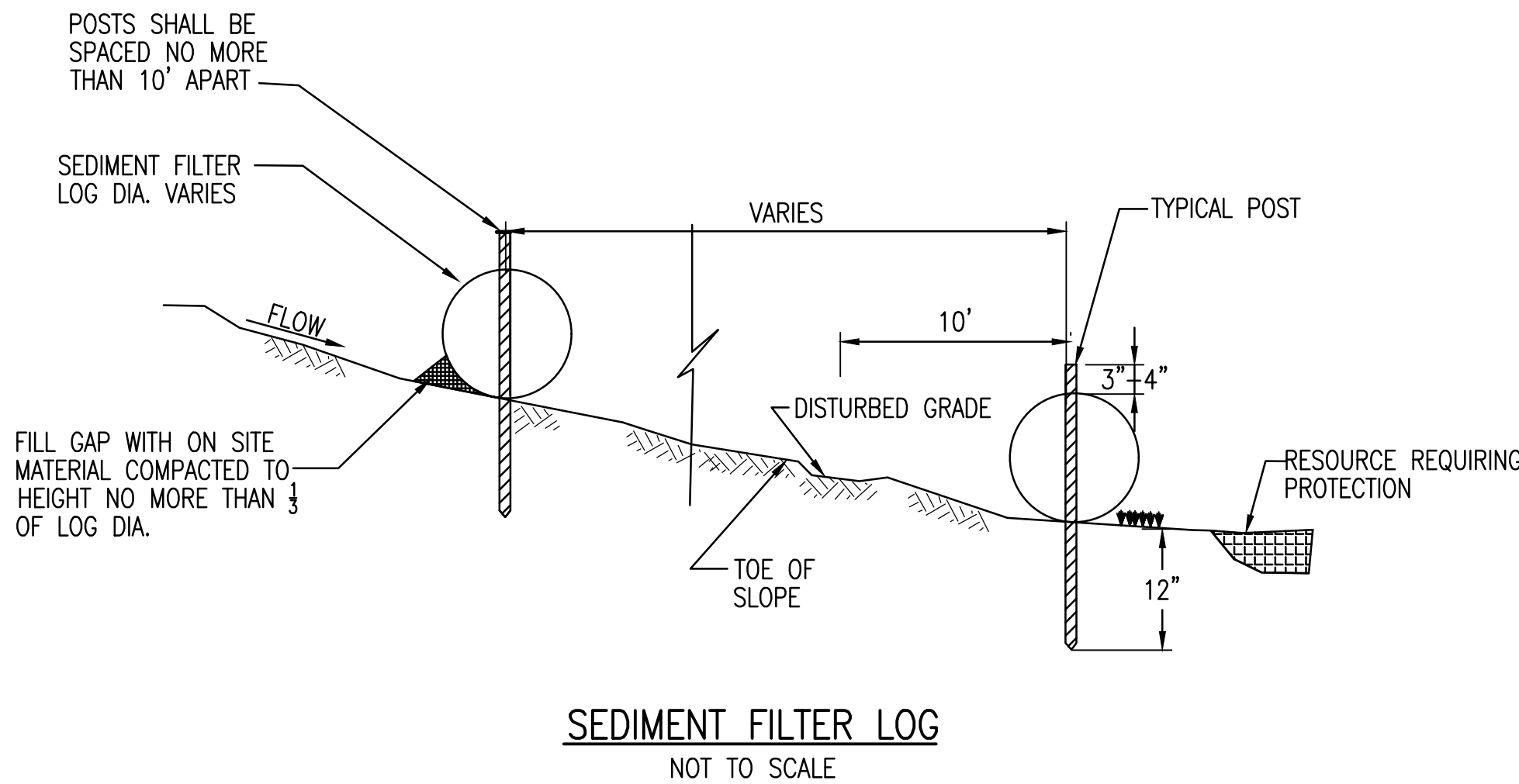
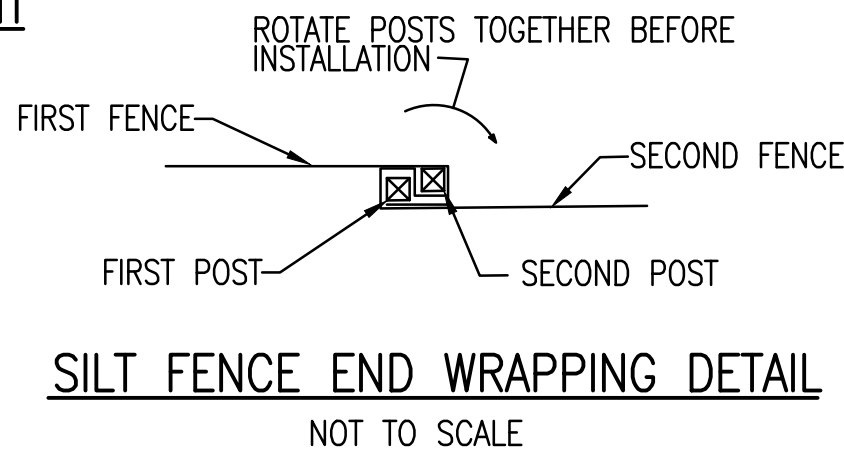
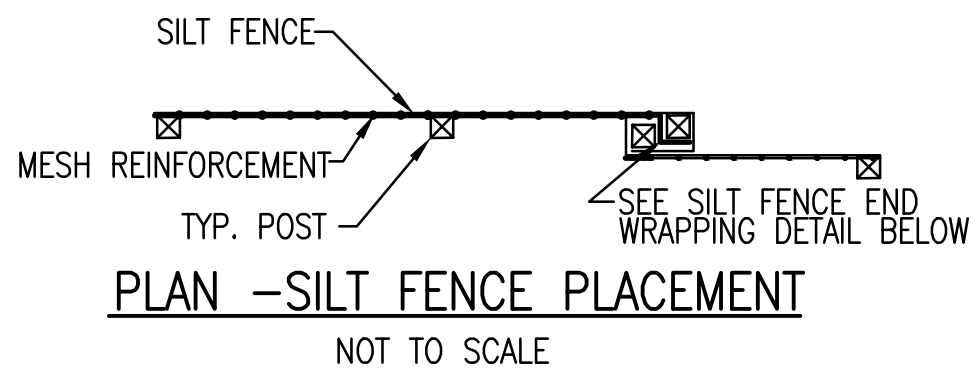
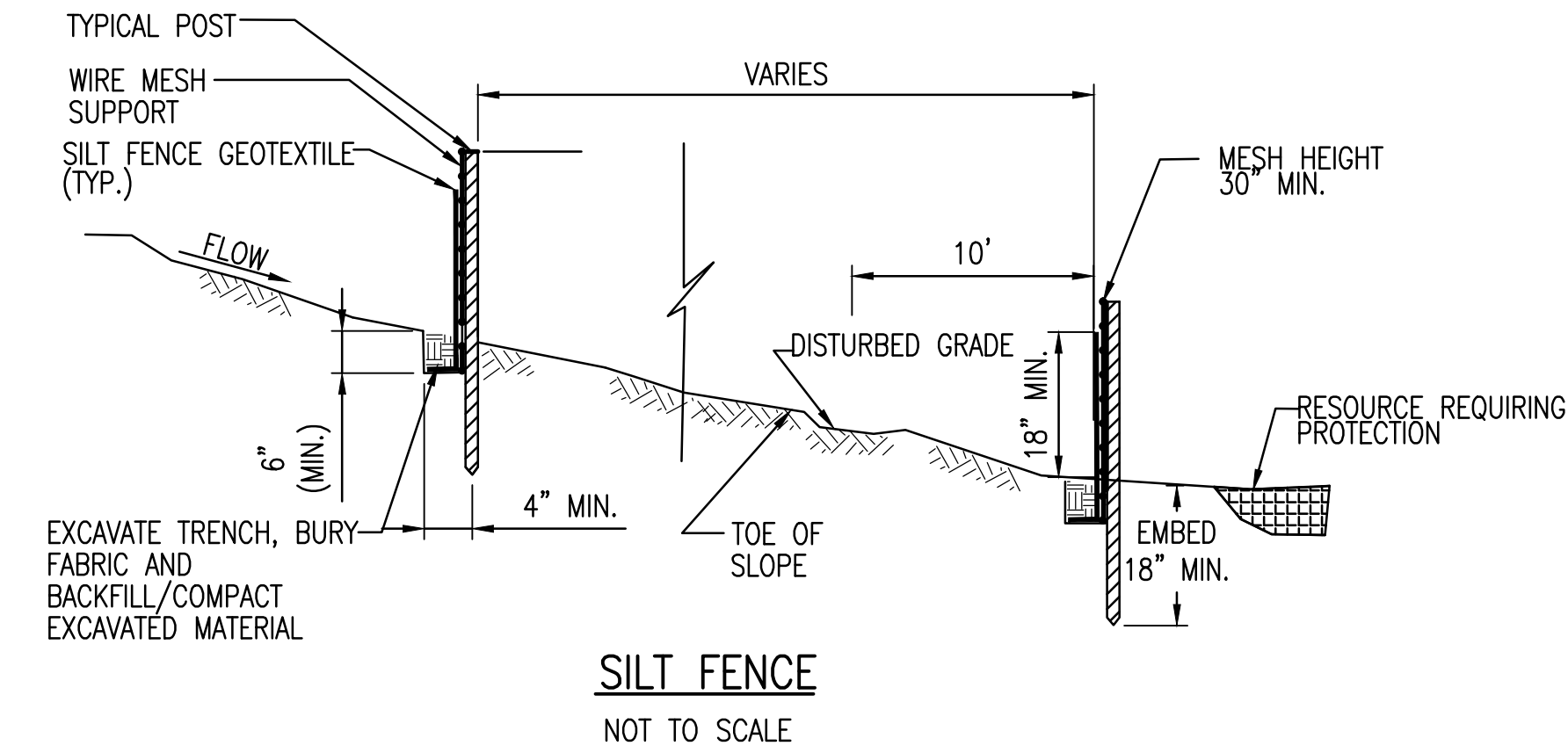
DRAWING#
CP-502



STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

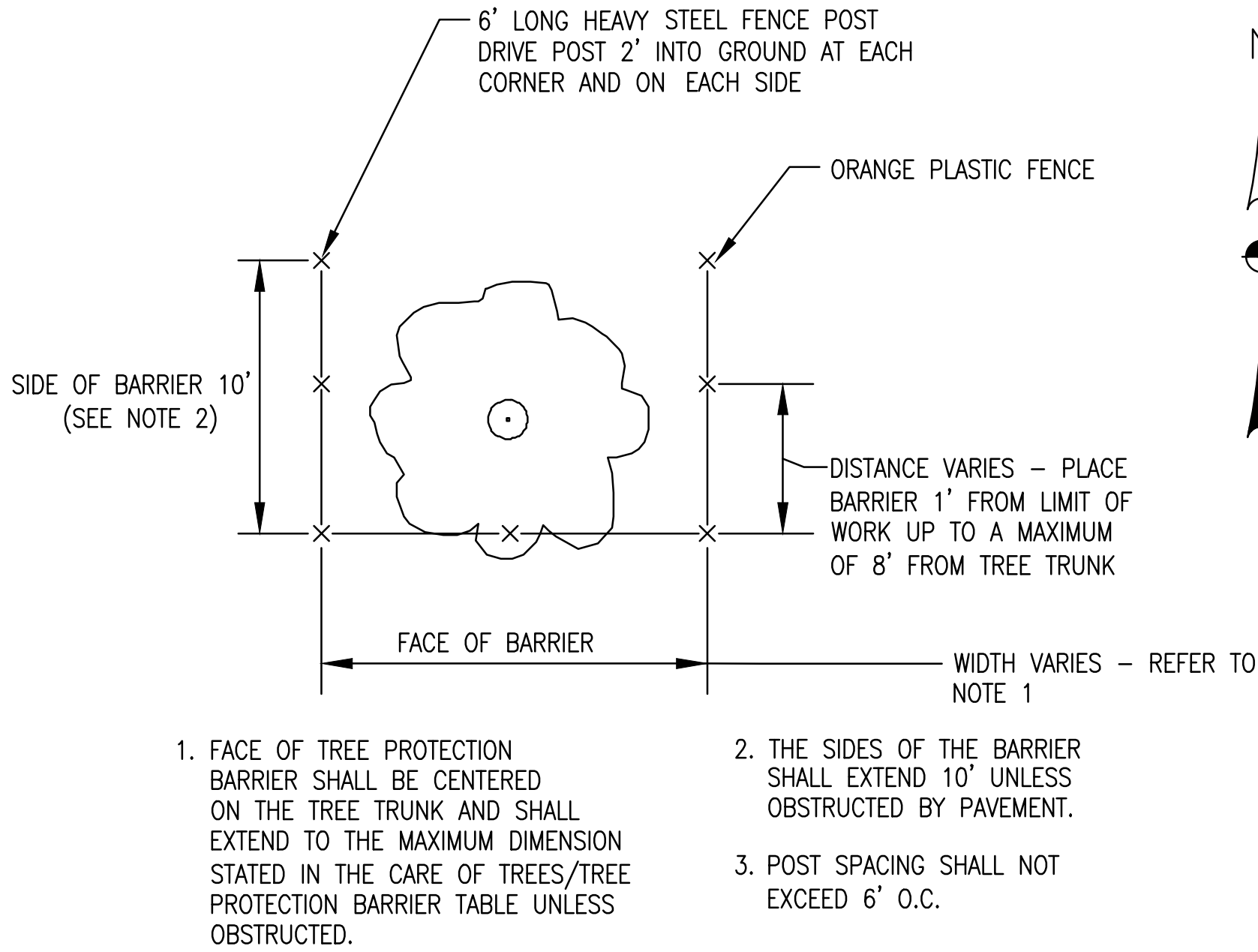
STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. REQUIRED IF CONTRACTOR PROPOSES ALTERNATE ACCESS POINT THAT WOULD REQUIRE THIS ENTRANCE. WHILE IT IS NOT ANTICIPATED THAT A STABILIZED ENTRANCE WILL BE REQUIRED FOR ACCESS TO AND FROM THE SITE, THIS DETAIL WILL BE REQUIRED TO PREVENT TRACKING FROM STOCKPILE/STAGING AREAS ONTO EXISTING SITE ROADWAYS, SHOULD CONDITIONS NECESSITATE ITS USE.
2. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
3. LENGTH – NOT LESS THAN 50 FEET.
4. THICKNESS – NOT LESS THAN SIX (6) INCHES.
5. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FEET MINIMUM IF SINGLE ENTRANCE TO SITE OCCURS.
6. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
7. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
8. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT OF WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO THE PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
9. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
10. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN PERIOD.

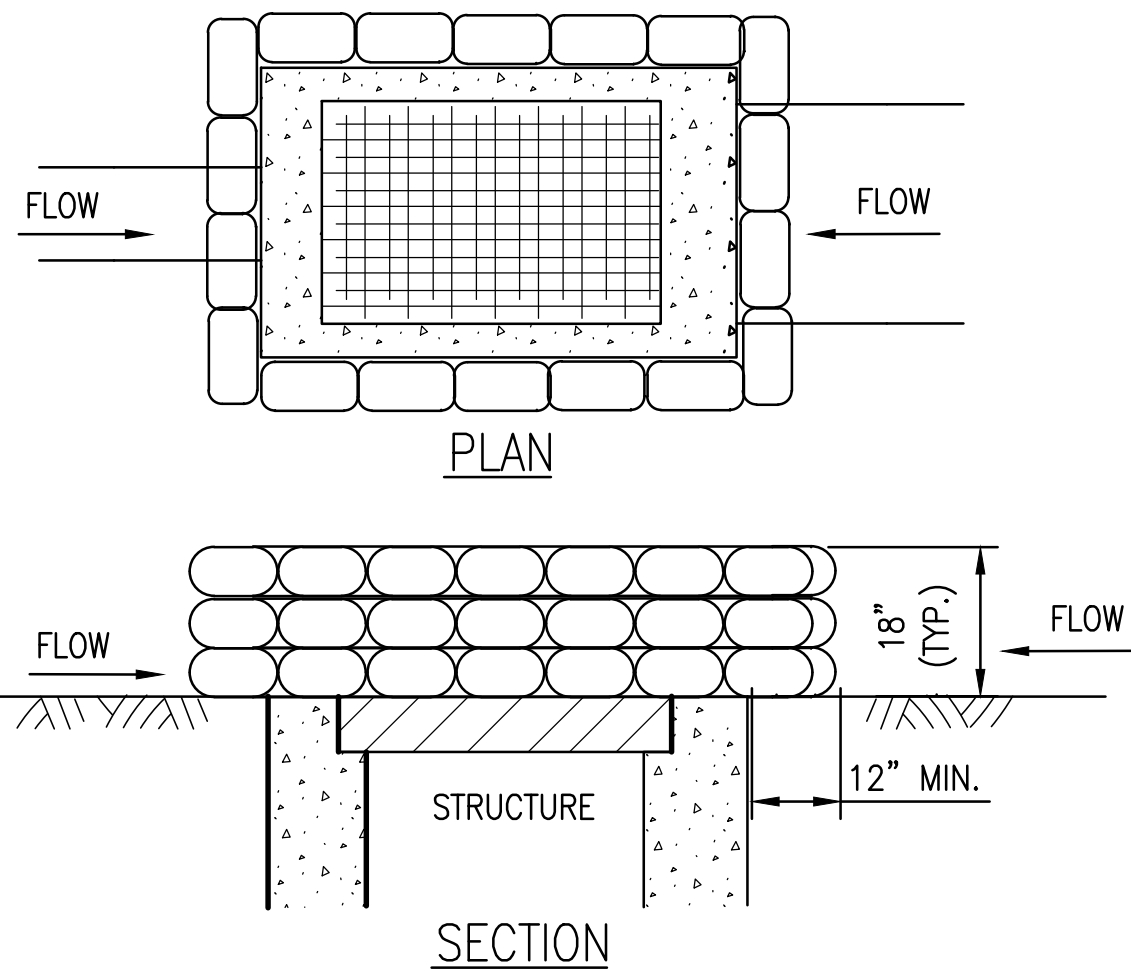


APPLICATION NOTES – SILT FENCE AND SEDIMENT CONTROL LOGS:

1. THE PRIMARY PURPOSE OF A SILT FENCE OR A SEDIMENT CONTROL LOG IS TO INTERCEPT SEDIMENT LADEN RUNOFF BY IMPOUNDING WATER BEHIND THE FENCE OR LOG SO THAT SEDIMENT FALLS OUT OF SUSPENSION.
2. IDENTIFY ONSITE AND OFFSITE RESOURCES THAT NEED TO BE PROTECTED USING THE SILT FENCE OR SEDIMENT CONTROL LOG (WETLANDS, WATERWAYS OR ENVIRONMENTALLY SENSITIVE AREAS). SILT FENCE OR SEDIMENT FILTER LOGS ARE TYPICALLY USED WITH EROSION OR SEDIMENT CONTROL MEASURES, SUCH AS MULCH AND/OR ROLLED EROSION CONTROL FABRIC.
3. SILT FENCE OR SEDIMENT FILTER LOGS SHALL NOT BE USED IN OR ACROSS A FLOWING CHANNEL, OR AREAS OF CONCENTRATED FLOW, DO NOT USE SILT FENCE OR SEDIMENT FILTER LOGS AS A PERIMETER CONTROL, TO DEFINE PROPERTY LINES, OR TO DELINEATE A RESOURCE.



TREE/VEGETATION PROTECTION BARRIER DETAIL
NOT TO SCALE



NOTES:

1. GRAVEL BAGS ARE TO BE FILLED WITH CLEAN STONE RATHER THAN SAND TO PREVENT SEDIMENT FROM ENTERING A DRAINAGE SYSTEM IF BAGS ARE DAMAGED DURING USE.
2. GRAVEL BAGS SHALL BE INDIVIDUALLY TIED, DOUBLE BAGGED AND INVERSELY INSERTED. GRAVEL BAGS SHALL LAP THE JOINTS BETWEEN THE BAGS IN THE LAYER BELOW. COST OF EXCAVATION FOR INSTALLATION SHALL BE INCLUDED IN THE PRICE BID FOR ITEM.
3. MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS, AFTER EACH RAINFALL OF 12 mm OR MORE WITHIN A 12 HOUR PERIOD, OR DAILY DURING PROLONGED RAINFALL. MEASURES SHALL BE CLEANED AND REPAIRED AS REQUIRED.
4. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-HALF OF THE MEASURE HEIGHT, SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.
5. STRAW BALES WILL NOT BE ALLOWED IN LIEU OF THE GRAVEL BAGS.

TEMPORARY INLET PROTECTION DETAIL (GRAVEL BAG)
NOT TO SCALE

REFER TO NYSDOT 209 SERIES STANDARD SHEETS FOR ADDITIONAL DETAILS AND NOTES FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES

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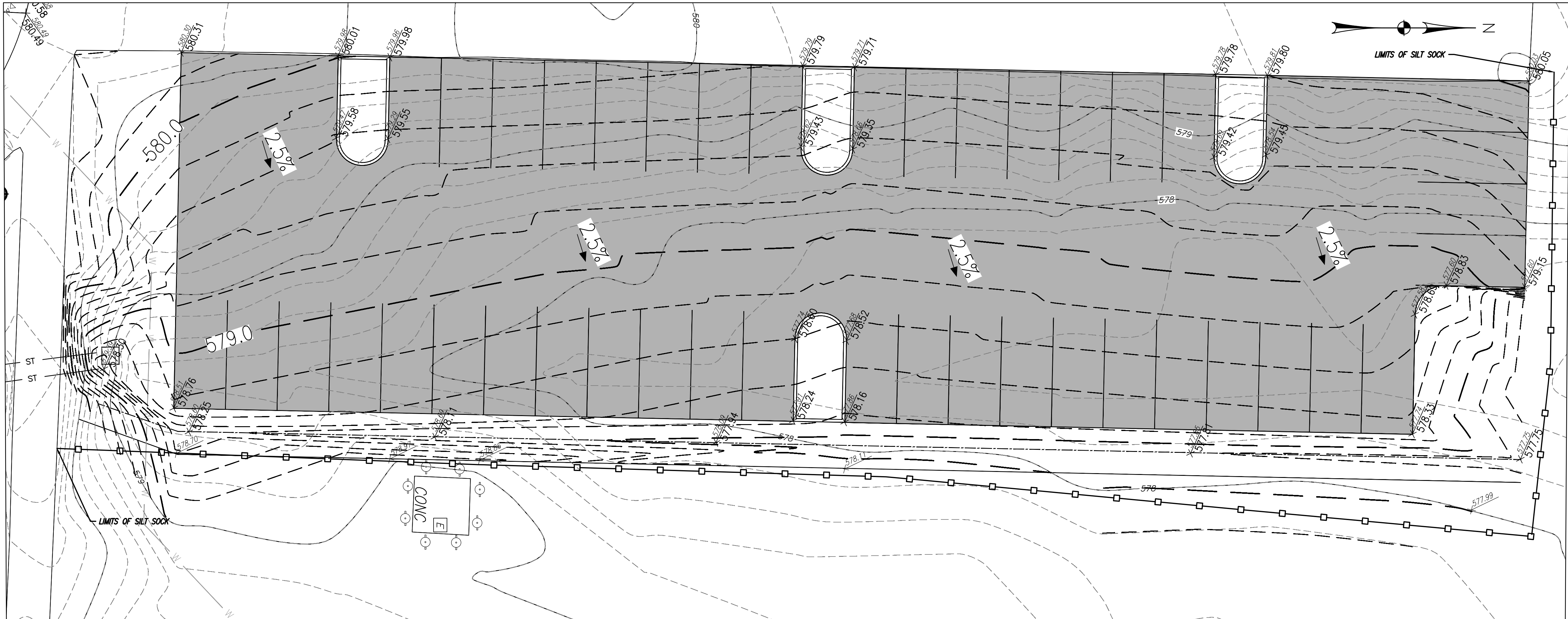
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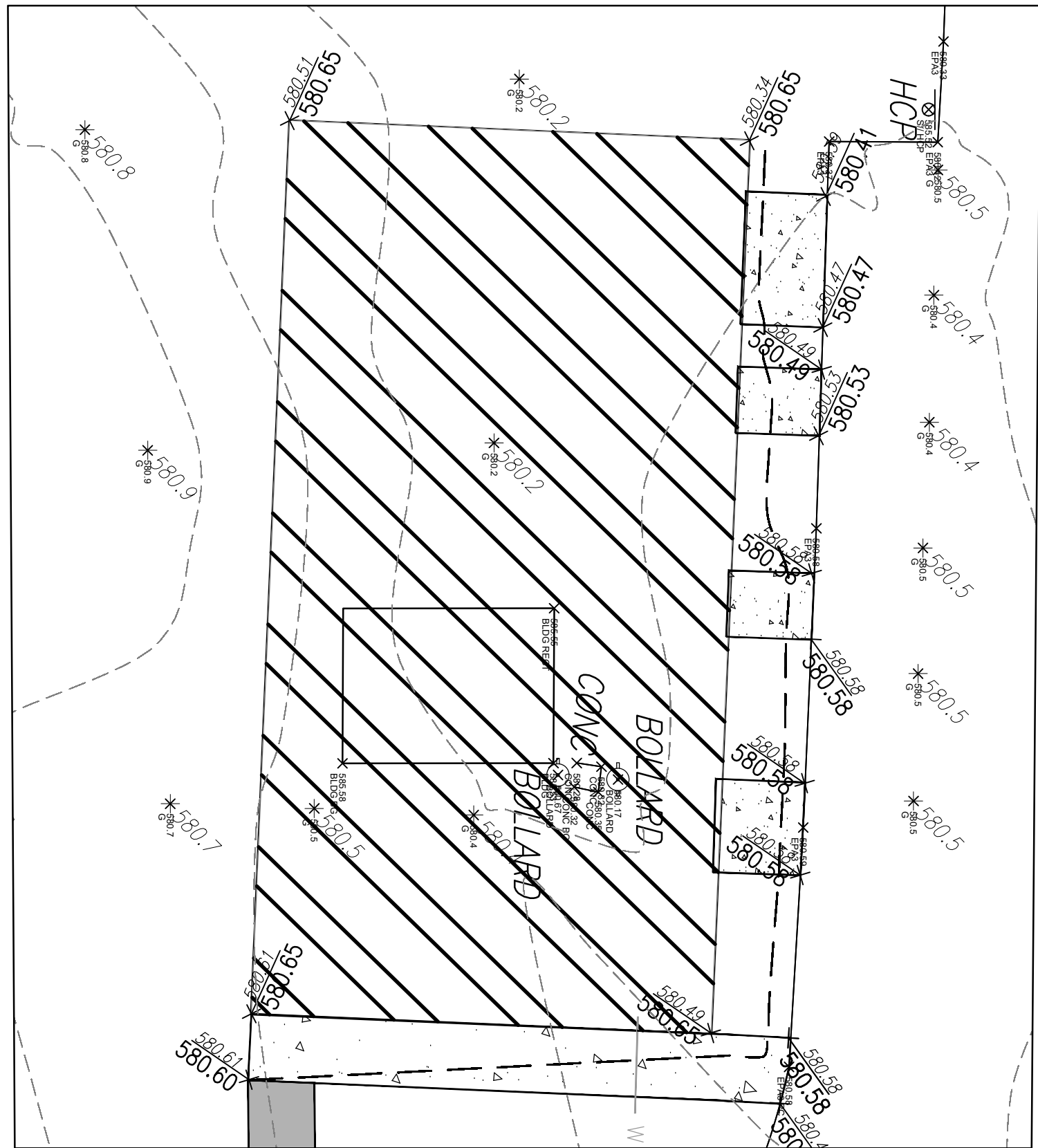
SHEET TITLE

EROSION CONTROL
DETAILS

DRAWING#
CP-503



GRADING PLAN AT PARKING LOT



GRADING PLAN AT BUILDING



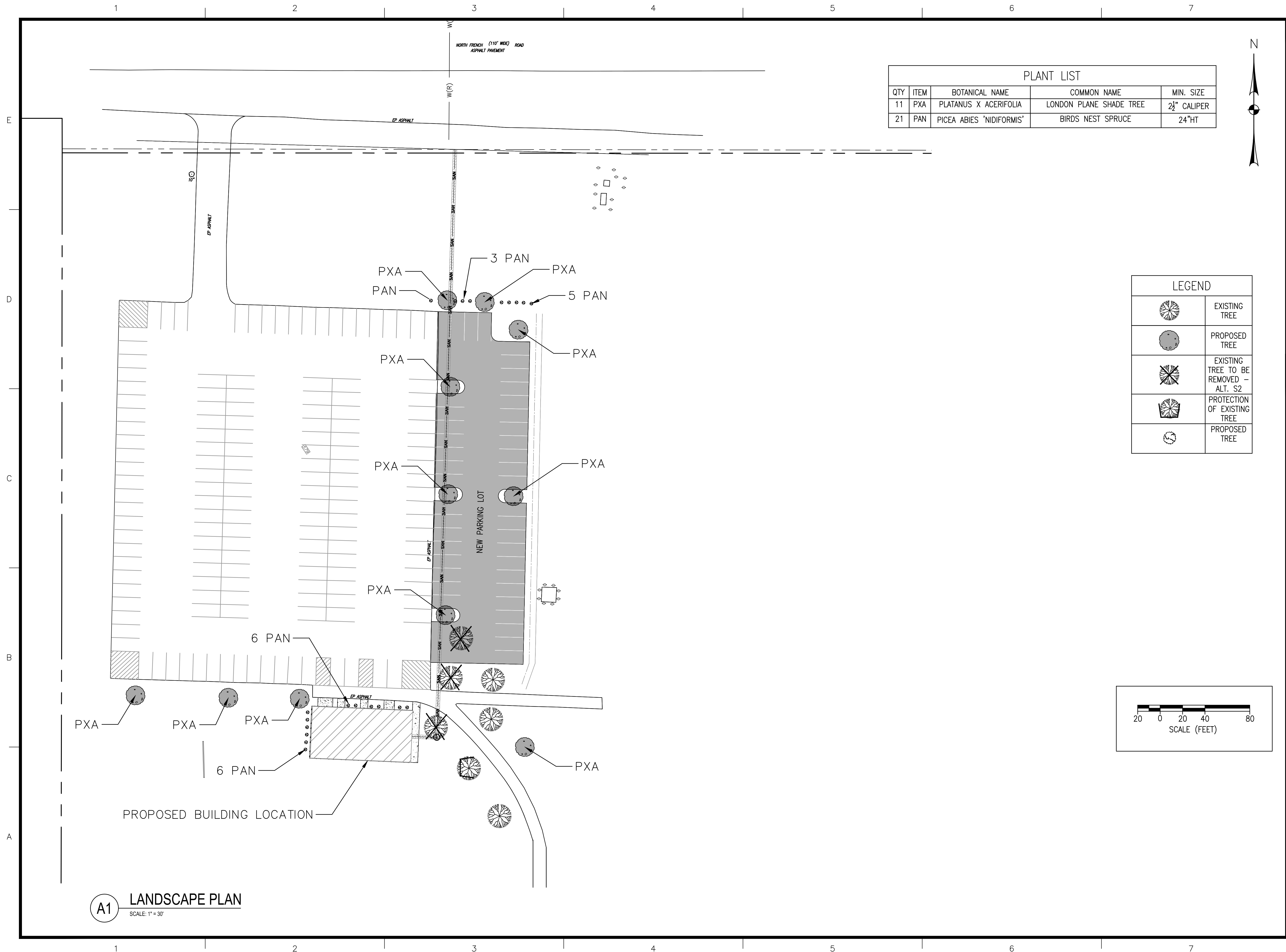
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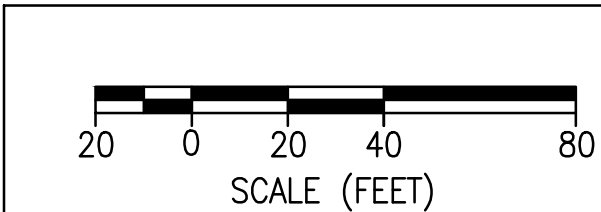
GRADING
PLAN

DRAWING#
GP-101



PLANT LIST				
QTY	ITEM	BOTANICAL NAME	COMMON NAME	MIN. SIZE
11	PXA	PLATANUS X ACERIFOLIA	LONDON PLANE SHADE TREE	2 1/2" CALIPER
21	PAN	PICEA ABIES 'NIDIFORMIS'	BIRDS NEST SPRUCE	24"HT

LEGEND	
	EXISTING TREE
	PROPOSED TREE
	EXISTING TREE TO BE REMOVED - ALT. S2
	PROTECTION OF EXISTING TREE
	PROPOSED TREE



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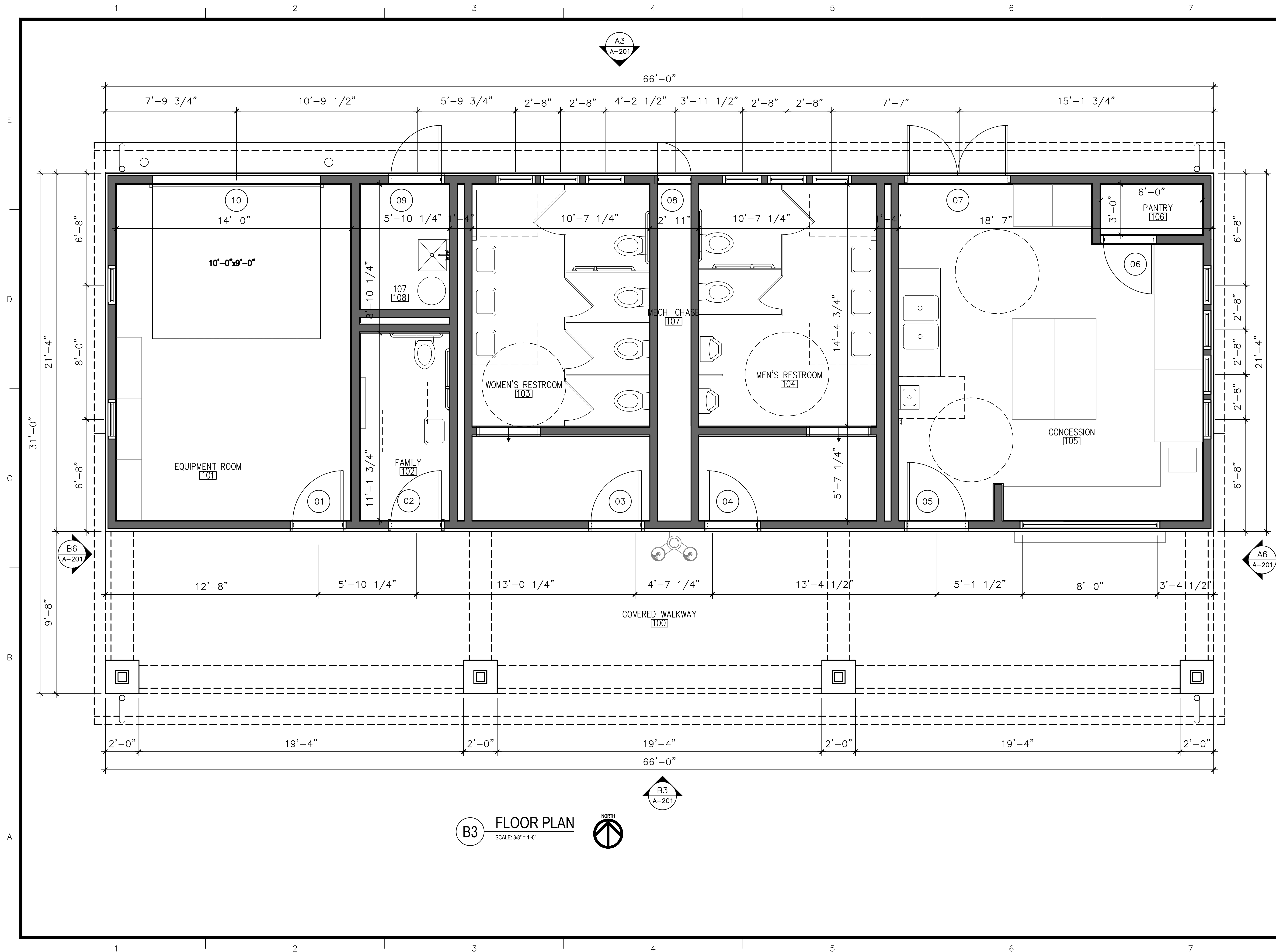
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SHEET TITLE

LANDSCAPE PLAN

DRAWING#

LP101



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SHEET TITLE

FLOOR PLAN

DRAWING#

A-101

KEY NOTES - ELEVATIONS #

- 1

ASPHALT SHINGLE ROOF
- 2

ALUMINUM GUTTER AND DOWNSPOUTS
- 3

FIBER CEMENT LAP SIDING 8" (FCS-1)
- 4

CAST STONE CAP
- 5

STONE VENEER
- 6

BI-LEVEL DRINKING FOUNTAIN W/ BOTTLE FILLER
- 7

FRESH AIR INTAKE LOUVER. COORDINATE EXACT LOCATIONS WITH MECHANICAL CONTRACTOR
- 8

PAINTED HOLLOW METAL STEEL FRAME AND DOOR
- 9

HOLLOW METAL FRAME W/ TRANSOM WINDOW - REFER TO GLAZING TYPES THIS SHEET
- 10

ALUMINUM CLAD WINDOW W/ FROSTED GLAZING
- 11

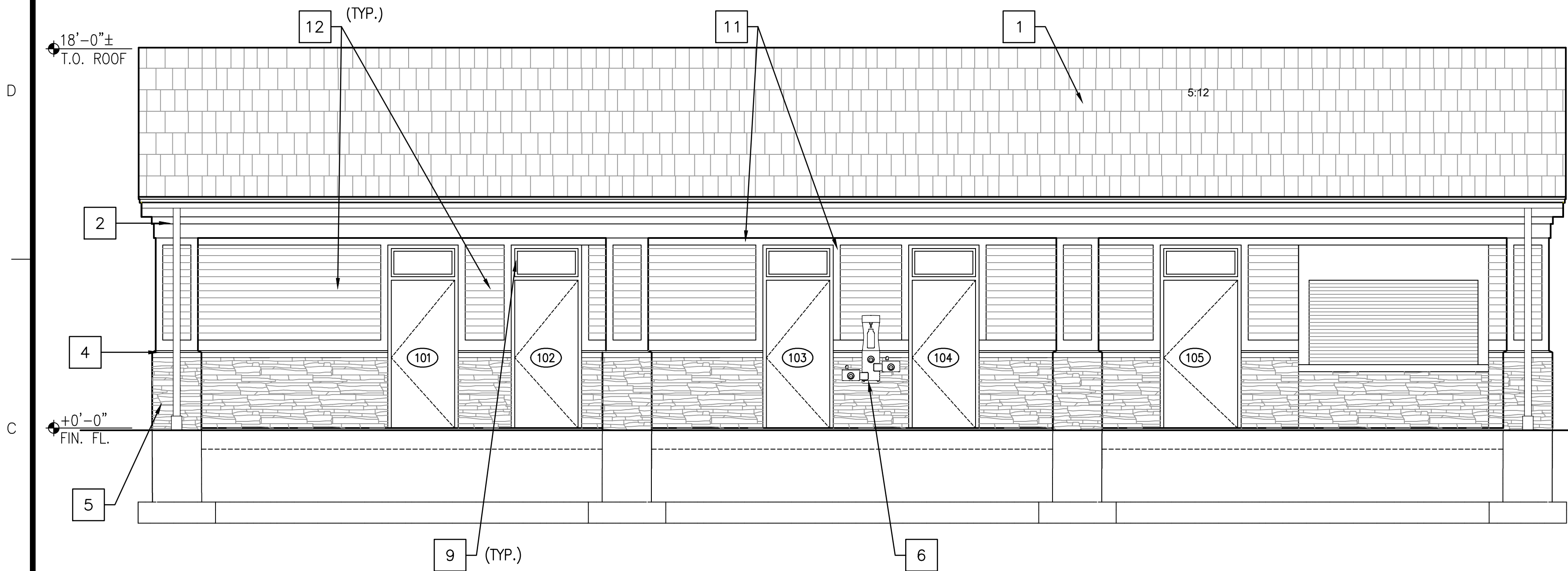
FIBER CEMENT TRIM BOARD (FCT)
- 12

FIBER CEMENT LAP SIDING 4" EXPOSURE (FCS-2)
- 13

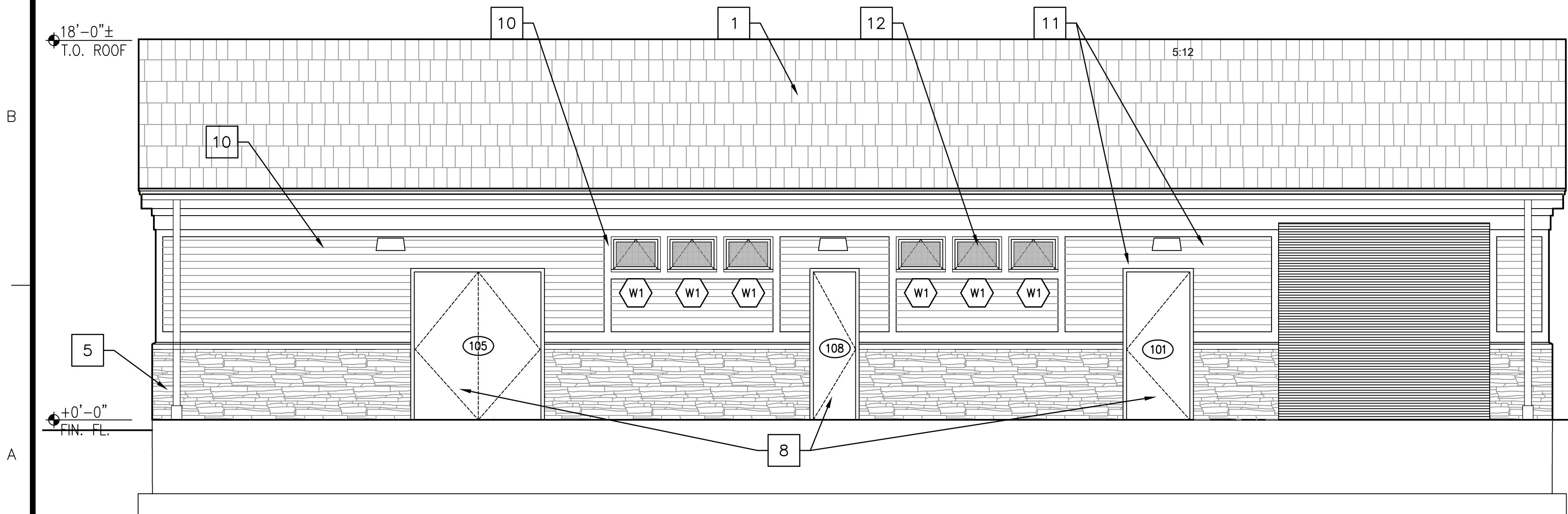
FIBER CEMENT PANELING

GLAZING TYPES

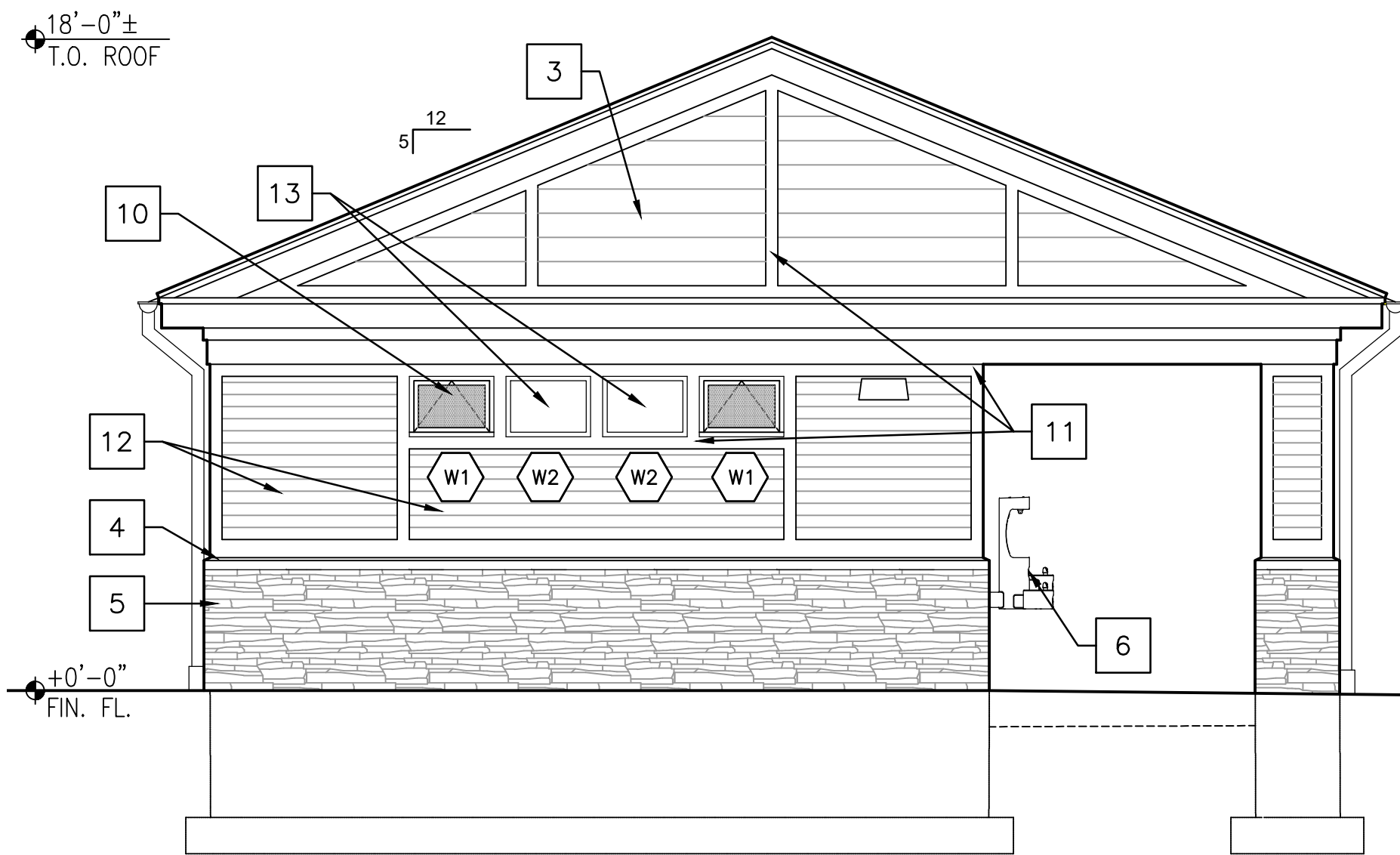
- IG-1 - 1" INSULATED GLAZING W/ LOW E COATING CLEAR GLASS
- IG-2 - 1" INSULATED GLAZING W/ LOW E COATING FROSTED GLASS



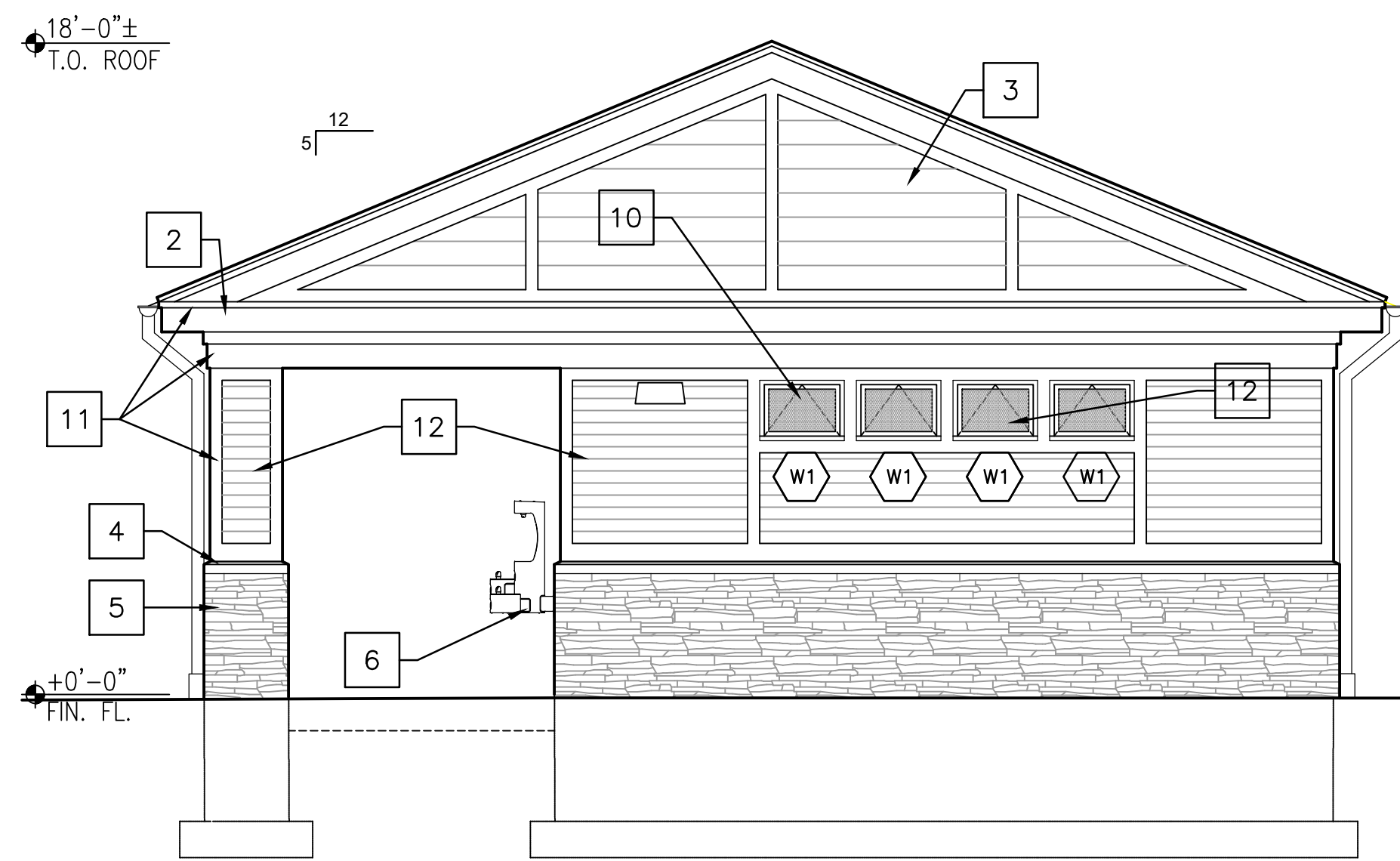
B3 ELEVATION
SCALE: 1/4" = 1'-0"



A3 ELEVATION
SCALE: 1/4" = 1'-0"



B6 ELEVATION
SCALE: 1/4" = 1'-0"



A6 ELEVATION
SCALE: 1/4" = 1'-0"



TOWN OF AMHERST
NORTH FRENCH SOCCER
FIELDHOUSE AND
PARKING LOT

MARK	DATE	DESCRIPTION
	8/18/2025	SITE PLAN SUBMISSION
ISSUE:		
PROJECT NO:		2015.024A
DESIGNER PROJECT NO:		25-3656
CAD DWG FILE:		A-201.dwg
DRAWN BY:		DJM
CHECKED BY:		MWB
SCALE:		AS NOTED
COPYRIGHT:		

SHEET TITLE

EXTERIOR ELEVATIONS

DRAWING#

A-201