



## **SILVER LAKE COMMISSION**

**March 9, 2022  
5:30 PM  
Large Conference Room  
Dover City Hall**

### **AGENDA**

1. Welcome/Call to order
2. Member & Staff Introductions
3. Review Silver Lake Resolution, Nominate & Select Chairperson
4. Consideration of Application S-22-03 Restaurant at 801 N. State Street
5. Update on Silver Lake Park Projects & Maintenance Crew Updates
6. Spring Clean Up Events
7. Adjournment

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. PURSUANT TO 29 DEL. C. §10004(E)(2), THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS, WHICH ARISE AT THE TIME OF THE MEETING.

PROPOSED RESOLUTION - SILVER LAKE COMMISSION

Council President Christiansen explained that the Silver Lake Commission was created in 1986 as a temporary Commission to work with the Parks and Recreation Committee on the cleanup of Silver Lake. This Commission has been very helpful to the Parks and Recreation Committee, and Mayor Richter has requested that the Silver Lake Commission be formally established by Resolution.

By motion of Mr. Lynn, seconded by Mr. Weyandt, Council unanimously adopted the following Resolution:

WHEREAS, Silver Lake is a prominent and an important part of the City of Dover; and

WHEREAS, Silver Lake is on the St. Jones River which, with its tributaries, is the largest watershed for the City of Dover; and

WHEREAS, Silver Lake and the St. Jones River provide for storm water runoff, recreation, open space, fish and wildlife habitat, and natural beauty not only for the City of Dover, but for the entire region; and

WHEREAS, realizing the importance of Silver Lake, the Silver Lake Commission was originally formed on August 25, 1986, and it is now desirable to continue and more formally establish the Silver Lake Commission.

NOW, THEREFORE, BE IT RESOLVED THAT THE MAYOR AND COUNCIL OF THE CITY OF DOVER HEREBY FORMALLY ESTABLISH THE SILVER LAKE COMMISSION, WHICH SHALL:

1. Consist of seven (7) members, appointed by the Mayor and confirmed by Council at their Annual Meeting, or as necessary to fill vacancies as they may occur.
2. Organize itself, electing a Chairman and other officers as necessary and meeting as required in accordance with rules regulating official public bodies of the City, with the City providing staff support as appropriate or as needed.
3. Consider matters related to Silver Lake and the St. Jones River Watershed, including Fork Branch, Mudstone Branch, Penrose Branch, Cahoon Branch, and Puncheon Run; including adjacent open spaces and park lands; and water activities, to include swimming, boating, skiing, and fishing.
4. Act as an advisory body, to formulate recommendations to Council and staff through the Parks and Recreation Committee, and providing a forum for public involvement and coordination with other government bodies and institutions.

ADOPTED: August 27, 1990

The following members of the Silver Lake Commission were appointed at the May 14, 1990 Annual Meeting of City Council: (\* appointed July 23, 1990)

John G. Armistead  
Edward J. Bennett  
Don Knox

Michael Malkiewicz  
Sherman Townsend  
\* Dr. John Stith  
\* Dr. Robert Gorkin

## **SILVER LAKE COMMISSION**

*To consider matters related to Silver Lake and the St. Jones River Watershed, including Fork, Mudstone, Penrose, and Cahoon Branches, and Puncheon Run; open spaces and park lands; and water activities, to include swimming, boating, skiing, and fishing.*

**ENABLING LEGISLATION:** Resolution - Adopted August 27, 1990; and Resolution 2019-04 - Adopted: March 11, 2019

**NUMBER OF MEMBERS:** Seven (7) members

**APPOINTED BY:** Mayor/Confirmed by City Council

**CHAIR SELECTED BY:** Elected by membership

**APPOINTMENT REQUIREMENTS:**

**APPOINTMENT RESTRICTIONS:**

**REPORTING REQUIREMENTS:**

**TERM LENGTH/EXPIRATION:** Two (2) years/First Regular Council meeting in June

**MEETING DATE/TIME/LOCATION:** Called as needed/City Hall Caucus Room (unless specified otherwise on agenda/notice)

**COMPENSATION FOR MEMBERS:** Members serve without compensation

**CONTACT INFORMATION:** Parks@dover.de.us accepts e-mail on behalf of the Silver Lake Commission

### **CURRENT MEMBERSHIP NAMES AND TERM EXPIRATION**

Tricia K. Arndt, Chair (6/21) (VACANCY)  
Kathleen Marie Doyle (6/23)  
John C. DeMarie (6/22)  
Welton N. Satchell (6/23)  
Marie E. Kozel (6/23)  
Michael W. Lewis (6/23)  
Joan M. Winters (6/23)

**[BACK TO TOP OF PAGE](#)**

City of  Dover

MAYOR AND COUNCIL

COUNCIL RESOLUTION NO. 2019-04

**A RESOLUTION AMENDING THE RESOLUTION ADOPTED AUGUST 27, 1990 FORMALLY ESTABLISHING THE SILVER LAKE COMMISSION**

**WHEREAS**, City Council formally established the Silver Lake Commission by Resolution adopted August 27, 1990; and

**WHEREAS**, the Mayor and Council wish to increase the terms of membership from one-year to two-year staggered terms commencing the first Regular Council Meeting in June 2019; and

**NOW, THEREFORE, BE IT RESOLVED THAT THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:**


**THAT** paragraph 1 of the Resolution adopted August 27, 1990 be amended to read as follows:


1. The members of the Silver Lake Commission shall be appointed by the Mayor, subject to confirmation by the Council. The Silver Lake Commission shall consist of seven (7) members serving two-year terms. The terms of the members shall be arranged so that the terms of four (4) members shall expire in odd years and the terms of three (3) members shall expire in even years, and the expiration date shall be the first Regular Council Meeting in June. Incumbent members of the Silver Lake Commission shall continue to serve beyond the expiration of their term until a successor is appointed by the Mayor and confirmed by the Council.

**BE IT FURTHER RESOLVED THAT** the Mayor and Council wish for members with terms expiring May 2019 to continue to serve until their reappointments or replacements occur during the first Regular Council Meeting in June 2019.

ADOPTED: MARCH 11, 2019

S:\RESOLUTIONS-PROCLAMATIONS-TRIBUTES\2019\ADOPTED\RESOLUTION NO 2019-04 SILVER LAKE COMMISSION - FOR SIGNATURE.wpd

  
ROBIN R. CHRISTIANSEN  
MAYOR

  
TIMOTHY A. SLAVIN  
COUNCIL PRESIDENT

Actions History

03/11/2019 - Introduction - City Council

**City of Dover Zoning Ordinance, Article 5 Section 11.251**

11.251 Silver Lake. All Site Plan, Conditional Use Site Plan, or Subdivision applications for parcels where any boundary of the parcel is abutting Silver Lake are required to go before the Silver Lake commission prior to appearing before the planning commission. The Silver Lake commission shall provide advisory comments for the planning commission on such applications.



# EL AZTECA

## ST. JONES RIVER WATERSHED

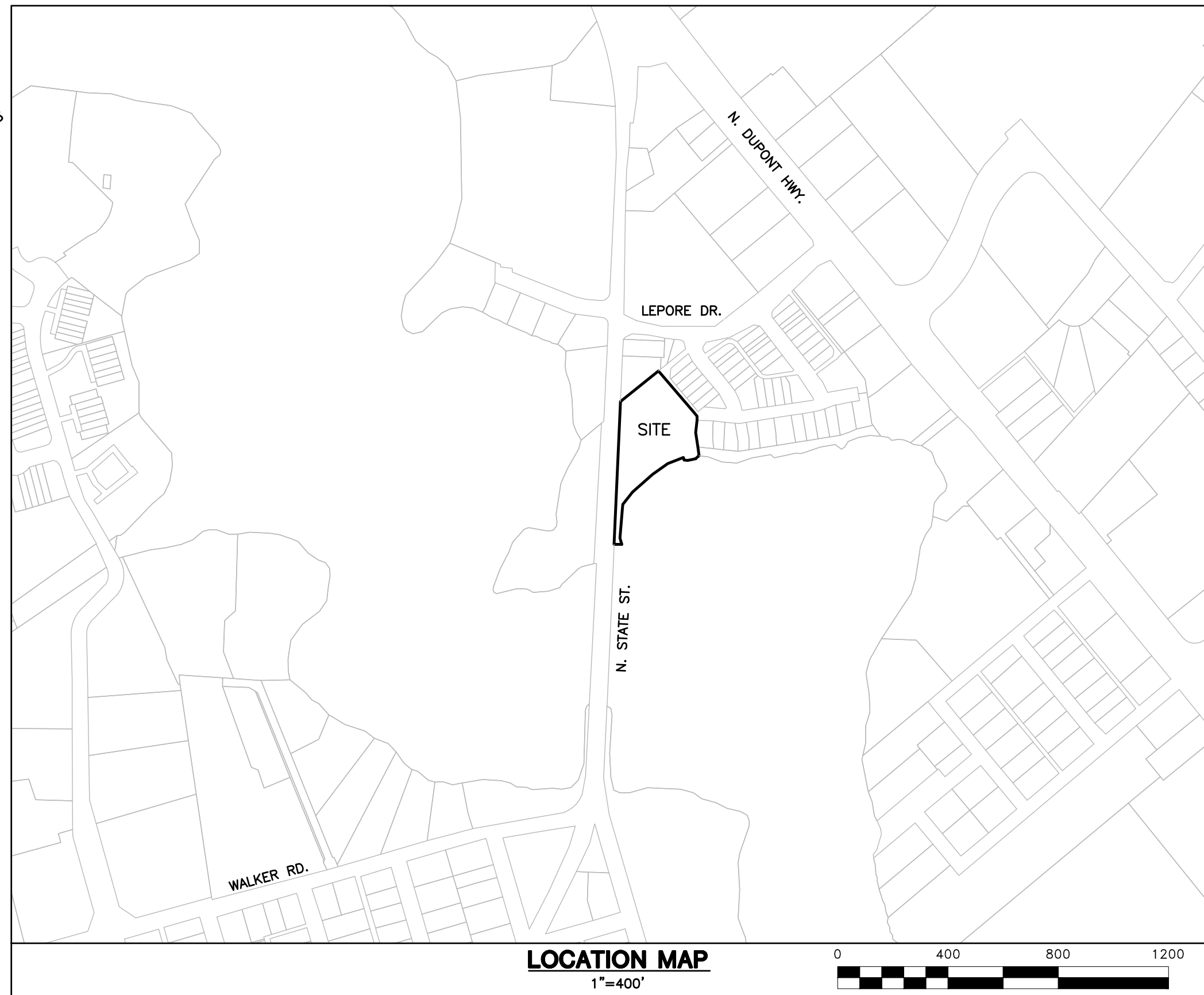
### EAST DOVER HUNDRED

### CITY OF DOVER, DELAWARE

DBF #2916A22

FEBRUARY 2022

## PRELIMINARY PLANS



### DATA COLUMN

TAX MAP NUMBERS: 2-05-06809-01-1300

EXIST. ZONING: RG3 (GROUP HOUSING ZONE)

PROP. ZONING: C-2A (LIMITED CENTRAL COMMERCIAL ZONE)

EX. USE: VACANT

PROP. USE: RESTAURANT

TOTAL SITE AREA: 1.943 ACRES

FLOOD HAZARD MAP: THIS PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN (ZONE X) AS DETERMINED BY FEMA MAP 10001C0167H, DATED MAY 05, 2003

IMPERVIOUS COVERAGE: 0.941 ACRES (IMPERVIOUS SURFACE) / 1.943 ACRES (TOTAL SITE) = 48.43% IMPERVIOUS

WETLANDS: WETLANDS DO NOT EXIST ON SITE (ADJOINS SILVER LAKE)

PARKING: REQUIRED: 1 SPACE PER 4 DINING SEATS, 1 SPACE PER 3 BAR STOOLS  
212 DINING SEATS / 4 = 53 SPACES,  
24 BAR STOOLS / 3 = 8 SPACES  
TOTAL REQUIRED: 61 SPACES MIN. OR 76 SPACES MAX.  
TOTAL PROVIDED: 76 SPACES (INCLUDING 3 HANDICAPPED SPACES)

LOADING: REQUIRED: 1 LOADING SPACE PER 10,000-25,000 S.F. & 1 ADDITIONAL SPACE FOR EACH ADDITIONAL 25,000 S.F.  
TOTAL REQUIRED: 1 LOADING SPACE (7,681 S.F. BUILDING)  
PROVIDED: 1 LOADING SPACE

UTILITIES:  
SEWER: PUBLIC (CITY OF DOVER)  
WATER: PUBLIC (CITY OF DOVER)

SETBACK REQUIREMENTS:  
FRONT SETBACK: 15'  
SIDE SETBACK: 0'-5'  
REAR SETBACK: 0'-5' (25" ADJOINING RESIDENTIAL)

MAXIMUM PERMITTED BUILDING HEIGHT: 42'

OWNER: LOPEZ KENT COUNTY, LLC  
859 N. DUPONT HWY.  
DOVER, DE 19901

PREPARED BY: DAVIS, BOWEN & FRIEDEL, INC.  
1 PARK AVENUE  
MILFORD, DE 19963  
(302) 424-1441

INDEX OF SHEETS	
PRELIMINARY TITLE	PL-01
EXISTING CONDITIONS PLAN	PL-02
PRELIMINARY SITE PLAN	PL-03
PRELIMINARY LANDSCAPE PLAN	PL-04

### ENGINEER'S STATEMENT

I, THE UNDERSIGNED, HEREBY STATE THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

JAMIE L. SECHLER, P.E.  
DAVIS, BOWEN & FRIEDEL, INC.  
1 PARK AVENUE  
MILFORD, DELAWARE, 19963

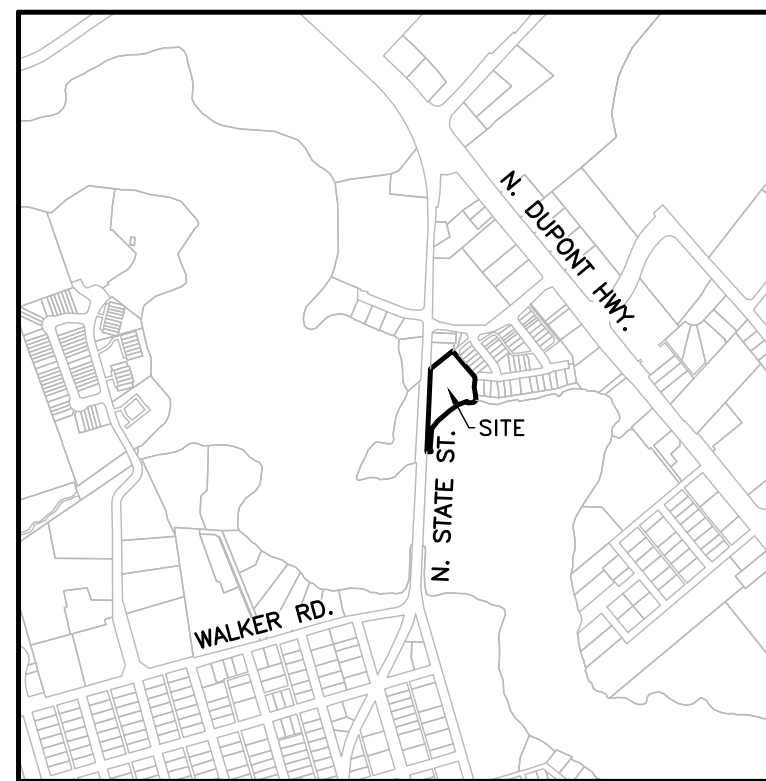
DATE

### OWNER/DEVELOPER STATEMENT

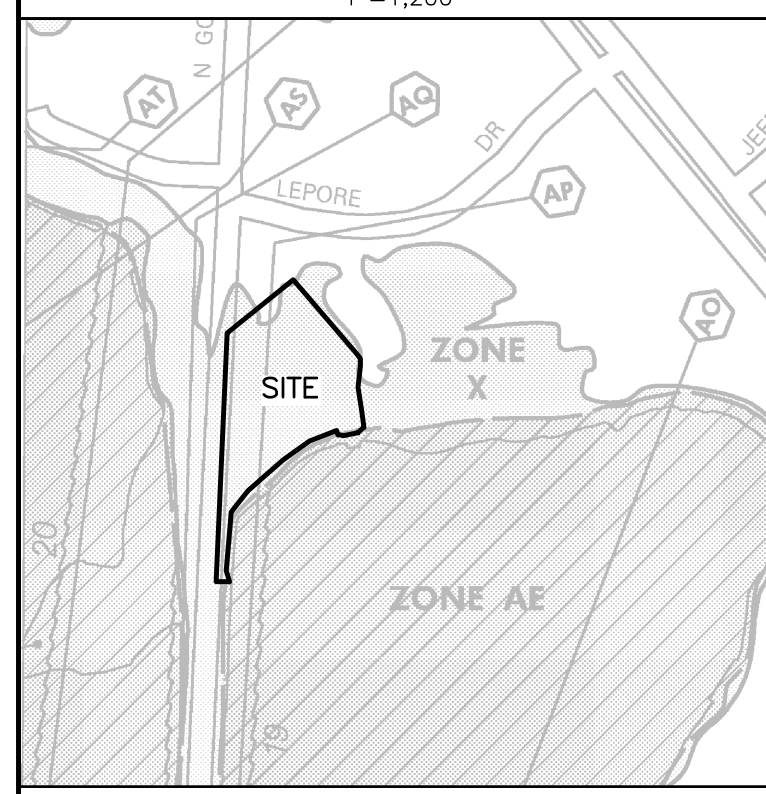
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THE PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO ME BY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

LOPEZ KENT COUNTY, LLC.  
859 N. DUPONT HWY.  
DOVER, DE 19901

DATE



LOCATION MAP  
1"=1,200'



FEMA FLOOD MAP  
PANEL#10001C0167H (MAY 5, 2003) 1"=400'



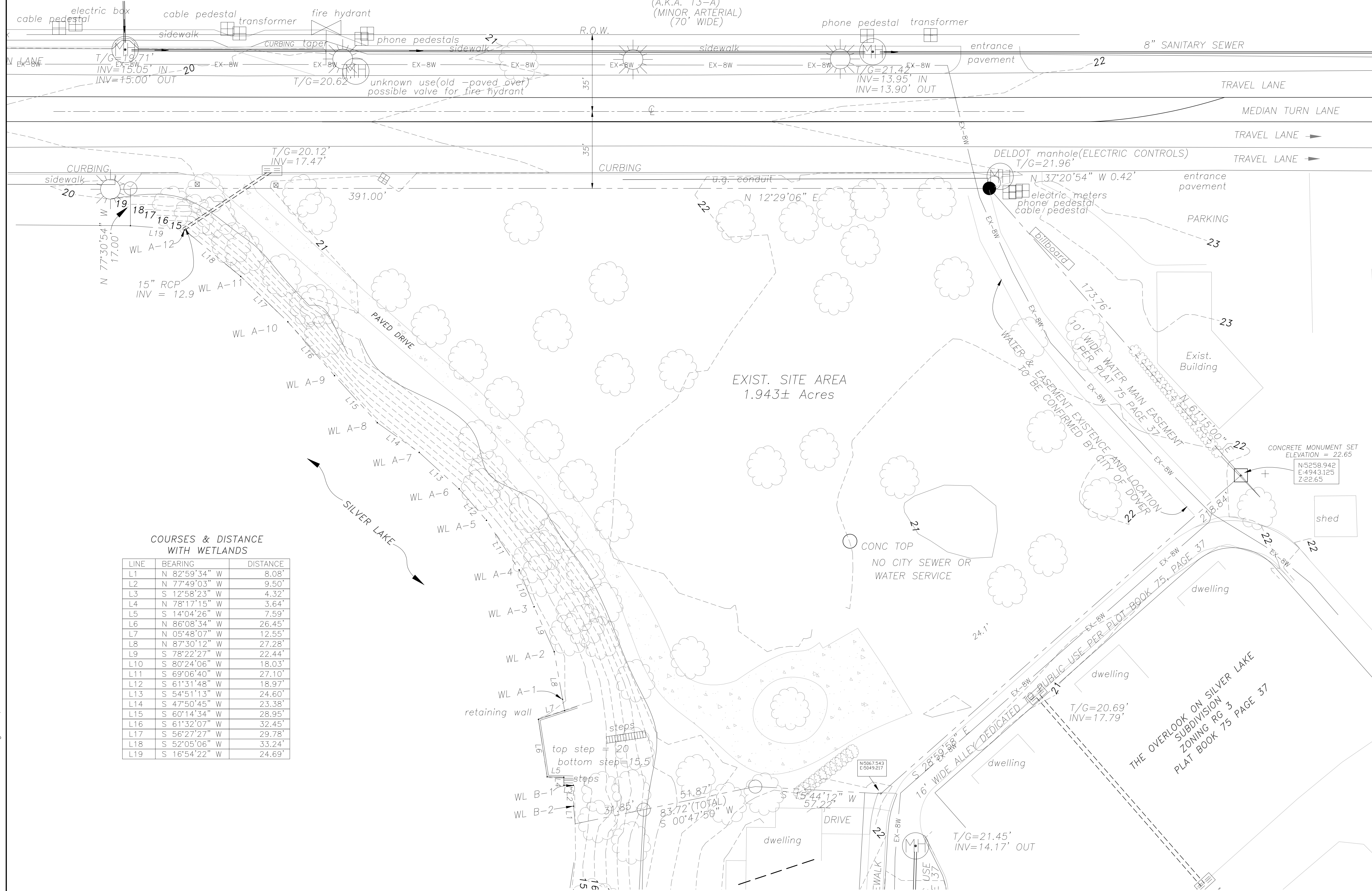
SOILS MAP  
1"=800'

### SOILS DATA

LABEL	MAP UNIT NAME
HkB	Hambrook-Urban land complex, 0 to 5 percent slopes

# NORTH STATE STREET

(A.K.A. 13-A)  
(MINOR ARTERIAL)  
(70' WIDE)



COURSES & DISTANCE WITH WETLANDS

LINE	BEARING	DISTANCE
L1	N 82°59'34" W	8.08'
L2	N 77°49'03" W	9.50'
L3	S 12°58'23" W	4.32'
L4	N 78°17'15" W	3.64'
L5	S 14°04'26" W	7.59'
L6	N 86°08'34" W	26.45'
L7	N 05°48'07" W	12.55'
L8	N 87°30'12" W	27.28'
L9	S 78°22'27" W	22.44'
L10	S 80°24'06" W	18.03'
L11	S 69°06'40" W	27.10'
L12	S 61°31'48" W	18.97'
L13	S 54°51'13" W	24.60'
L14	S 47°50'45" W	23.38'
L15	S 60°14'34" W	28.95'
L16	S 61°32'07" W	32.45'
L17	S 56°27'27" W	29.78'
L18	S 52°05'06" W	33.24'
L19	S 16°54'22" W	24.69'



**DAVIS, BOWEN & FRIEDEL, INC.**  
ARCHITECTS ENGINEERS SURVEYORS  
CALIFORNIA, ILLINOIS, MARYLAND, MISSOURI, NEW YORK, NORTH CAROLINA, PENNSYLVANIA, VIRGINIA, WISCONSIN  
STATE OF DELAWARE  
EX-8W (10) 623-8888  
EX-8W (20) 424-1441  
EX-8W (40) 770-4744

EXISTING CONDITIONS PLAN

## EL AZTECA SITE PLAN CITY OF DOVER, DELAWARE

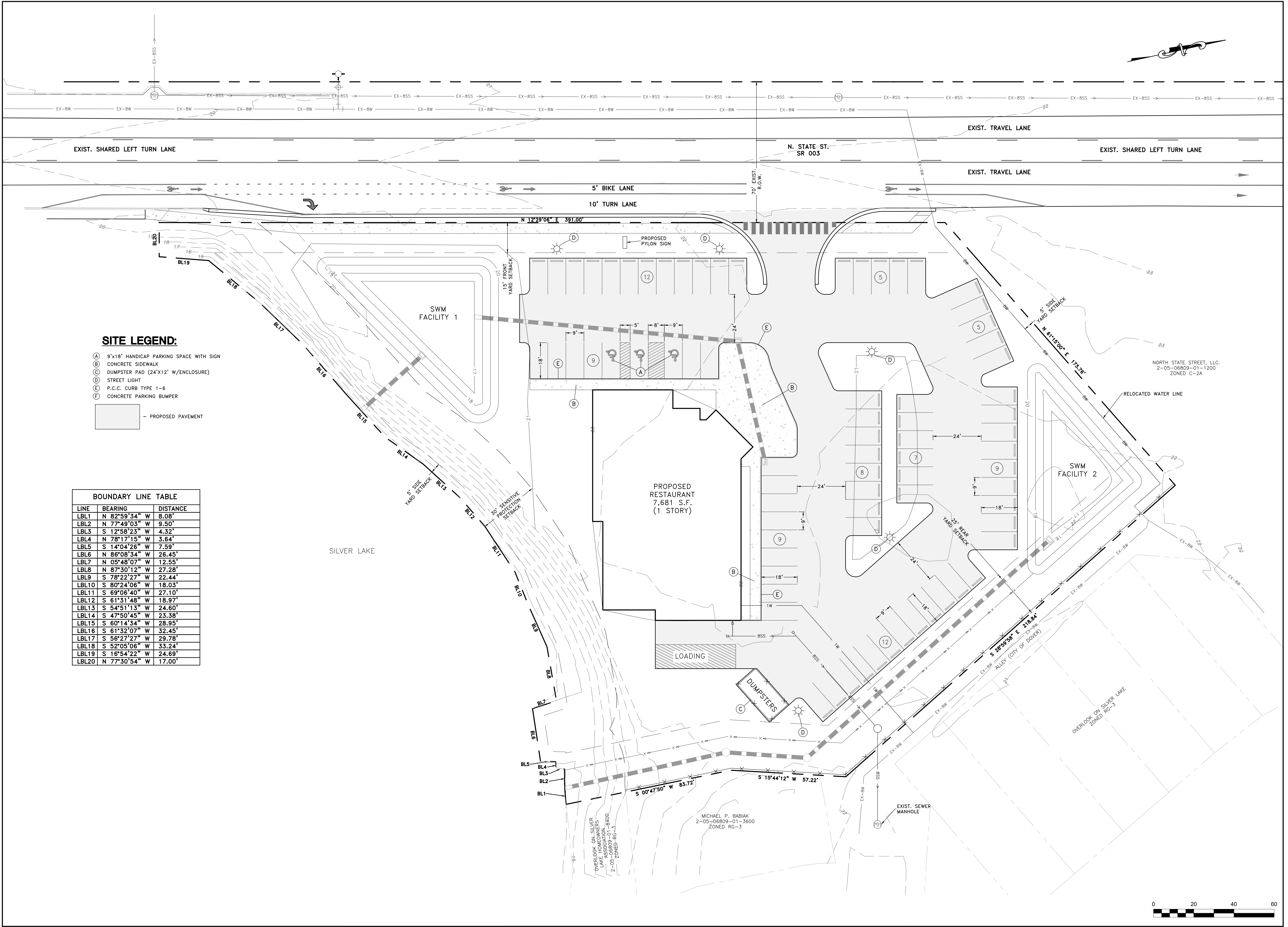
Revisions:

Date: **FEBRUARY 2022**  
Scale: **1"=20'**  
Dwn. By: **DJR**  
Proj. No.: **2916A22**  
Dwg. No.:

**PL-02**

P:\Lighthouse\El Azteca\PRELIMINARY\EXISTING CONDITIONS.dwg Feb 04, 2022, 9:50am reed

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**SITE LEGEND:**

- (A) 9'x18' HANDICAP PARKING SPACE WITH SIGN
- (B) CONCRETE SIDEWALK
- (C) DUMPSTER PAD (24'X12' W/ENCLOSURE)
- (D) STREET LIGHT
- (E) P.C.C. CURB TYPE 1-6
- (F) CONCRETE PARKING BUMPER
- PROPOSED PAVEMENT

**BOUNDARY LINE TABLE**

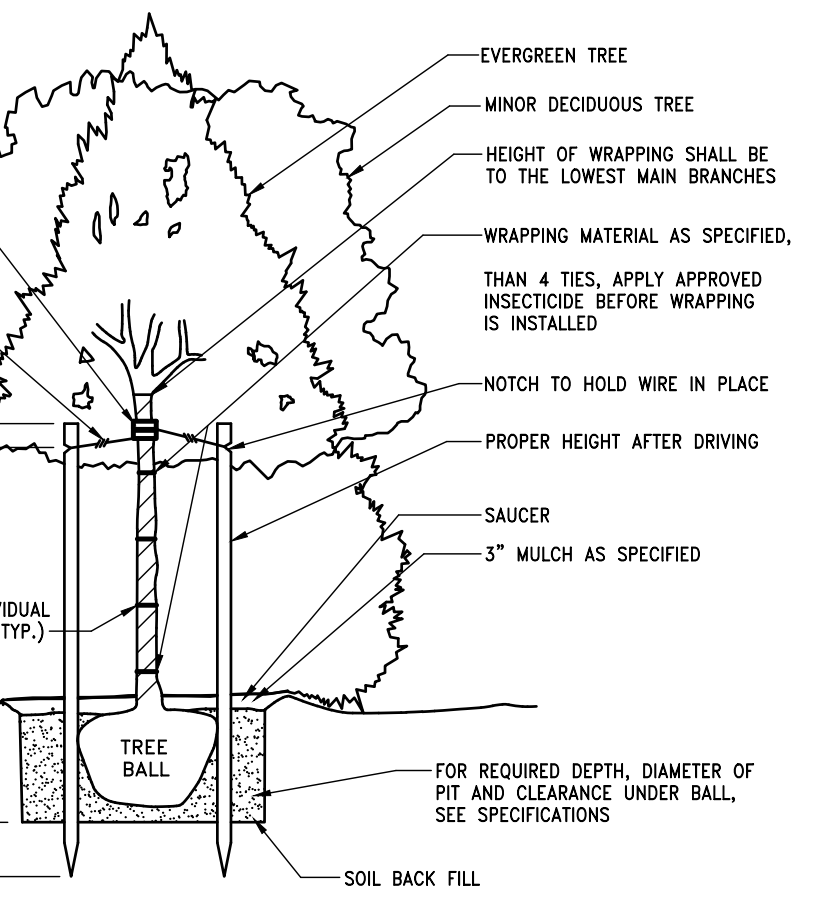
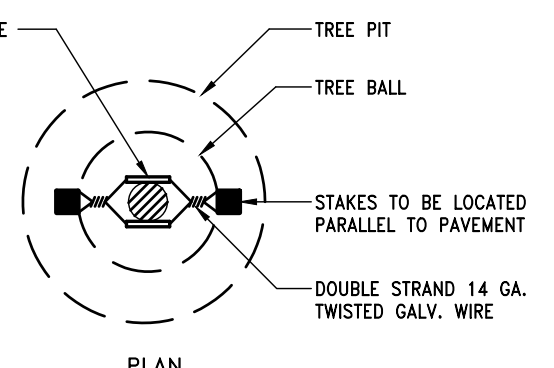
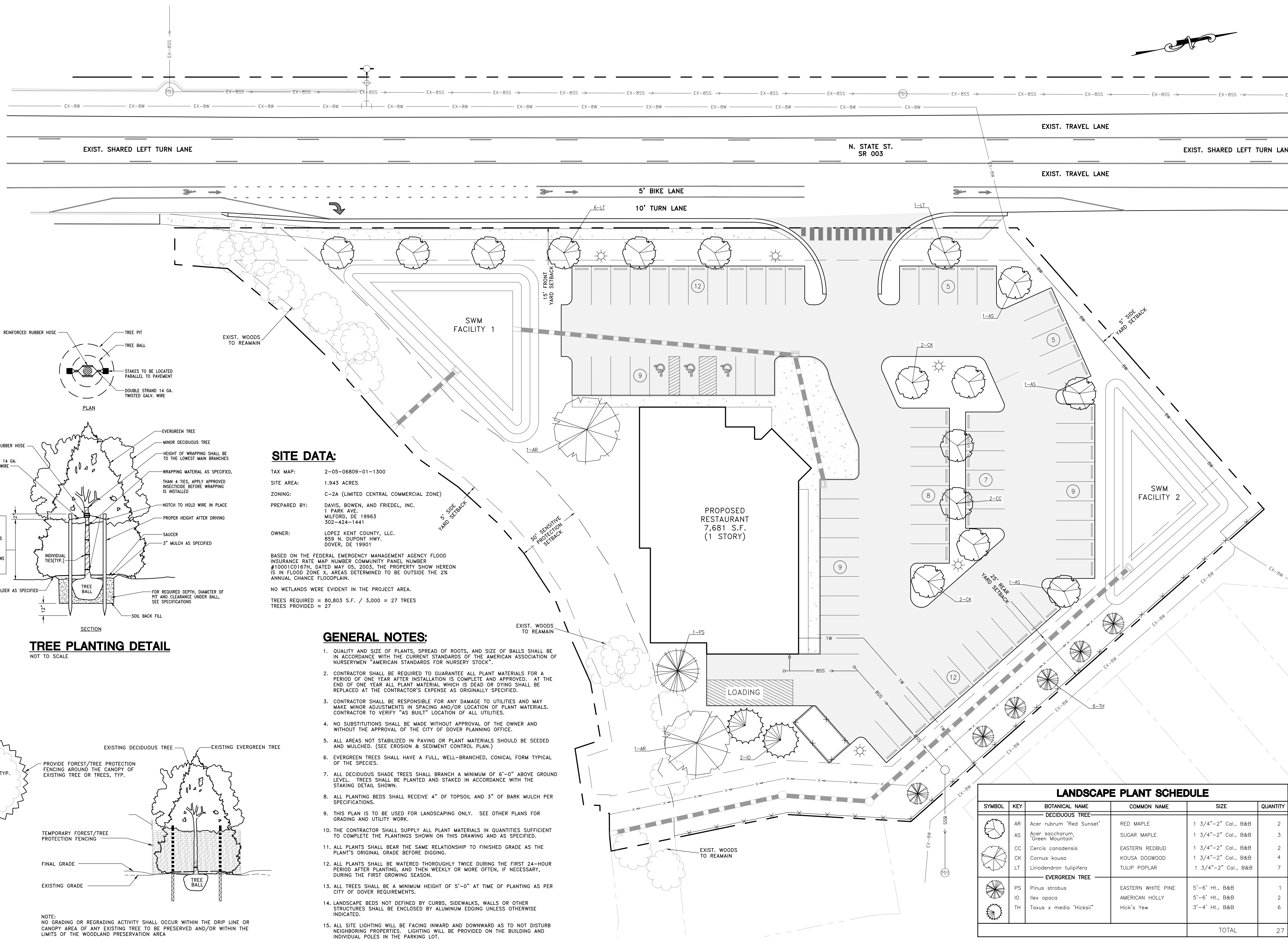
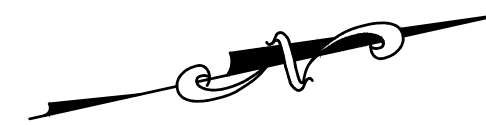
LINE	BEARING	DISTANCE
LBL1	N 82°59'34" W	8.08'
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LBL19	S 16°54'22" W	24.69'
LBL20	N 77°30'54" W	17.00'

**EL AZTECA  
 SITE PLAN  
 CITY OF DOVER, DELAWARE**

Revisions:

Date: **FEBRUARY 2022**  
 Scale: **1"=20'**  
 Dwn. By: **DJR**  
 Proj. No.: **2916A22**  
 Dwg. No.: **PL-03**





**TREE PLANTING DETAIL**  
NOT TO SCALE

**SITE DATA:**

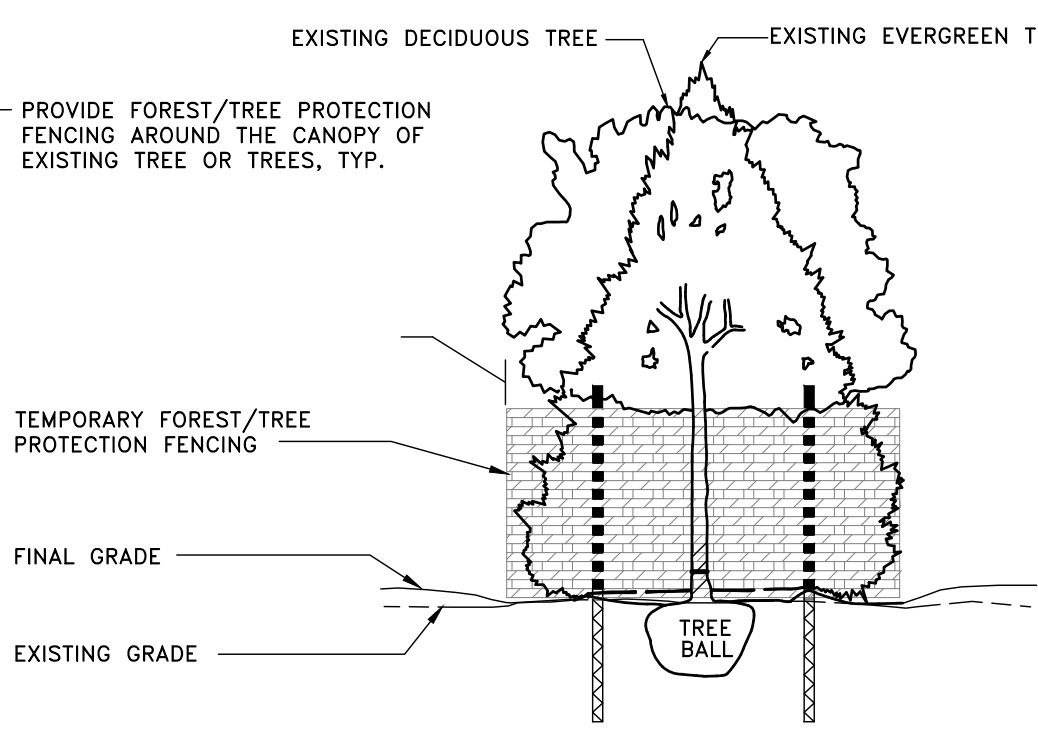
TAX MAP: 2-05-06809-01-1300  
 SITE AREA: 1.943 ACRES  
 ZONING: C-2A (LIMITED CENTRAL COMMERCIAL ZONE)  
 PREPARED BY: DAVIS, BOWEN, AND FRIEDEL, INC.  
 1 PARK AVE.  
 MILFORD, DE 19963  
 302-424-1441  
 OWNER: LOPEZ KENT COUNTY, LLC.  
 859 N. DUPONT HWY.  
 DOVER, DE 19901

BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER COMMUNITY PANEL NUMBER #100010187H, DATED MAY 05, 2003, THE PROPERTY SHOWN HEREON IS IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN.

NO WETLANDS WERE EVIDENT IN THE PROJECT AREA.  
 TREES REQUIRED = 80,803 S.F. / 3,000 = 27 TREES  
 TREES PROVIDED = 27

**GENERAL NOTES:**

- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
- CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND APPROVED. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND WITHOUT THE APPROVAL OF THE CITY OF DOVER PLANNING OFFICE.
- ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
- EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
- ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 6'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
- ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.
- THIS PLAN IS TO BE USED FOR LANDSCAPING ONLY. SEE OTHER PLANS FOR GRADING AND UTILITY WORK.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.
- ALL TREES SHALL BE A MINIMUM HEIGHT OF 5'-0" AT TIME OF PLANTING AS PER CITY OF DOVER REQUIREMENTS.
- LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.
- ALL SITE LIGHTING WILL BE FACING INWARD AND DOWNWARD AS TO NOT DISTURB NEIGHBORING PROPERTIES. LIGHTING WILL BE PROVIDED ON THE BUILDING AND INDIVIDUAL POLES IN THE PARKING LOT.
- THE SIGN FOR THE PROPERTY SHALL BE A MONUMENT SIGN. APPLICANT WILL SEEK A SEPARATE APPROVAL FOR THE SIGN.
- LANDSCAPE BEDS IN PARKING AREA SHALL BE MULCHED.



**LANDSCAPE PLANT SCHEDULE**

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	
<b>DECIDUOUS TREE</b>						
	AR	Acer rubrum 'Red Sunset'	RED MAPLE	1 3/4"-2" Cal., B&B	2	
	AS	Acer saccharum 'Green Mountain'	SUGAR MAPLE	1 3/4"-2" Cal., B&B	3	
	CC	Cercis canadensis	EASTERN REDBUOD	1 3/4"-2" Cal., B&B	2	
	CK	Cornus kousa	KOUSA DOGWOOD	1 3/4"-2" Cal., B&B	4	
	LT	Liriodendron tulipifera	TULIP POPLAR	1 3/4"-2" Cal., B&B	7	
<b>EVERGREEN TREE</b>						
	PS	Pinus strobus	EASTERN WHITE PINE	5'-6" HL., B&B	1	
	IO	Ilex opaca	AMERICAN HOLLY	5'-6" HL., B&B	2	
	TH	Taxus x media 'Hicksii'	Hick's Yew	3'-4" HL., B&B	6	
					<b>TOTAL</b>	<b>27</b>



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ARCHITECTS ENGINEERS SURVEYORS  
 DAVIS, BOWEN & FRIEDEL, INC.  
 1 PARK AVE.  
 MILFORD, DELAWARE 19963  
 (302) 424-1441  
 (410) 770-4744  
 EASTON, MARYLAND

**EL AZTECA**  
**SITE PLAN**  
 CITY OF DOVER, DELAWARE

Revisions:

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 Dwn.By: **DJR**  
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 Dwg.No.: **PL-04**

## Silver Lake Park - Scheduled Clean Up Events

March 12	Holy Cross Honor Roll Students	8 am
March 19	The Legion of Anglers	8 am
April 9	Holy Cross Honor Roll Students	8 am

Members of the Commission are invited out to participate with these groups. Usually, they are here from 8 am – Noon.

Some pics of previous clean up events:

