

Silver Lake Commission
March 9, 2022
5:30 PM
In person & Via Weblink

*** DRAFT ***

Members Present

John DeMarie
Kathy Doyle
Marie Kozel
Michael Lewis
William Satchell

Guests

Carolyn Courtney, Parks & Recreation Staff
Robin Eaton, Director Parks & Recreation
Andrew Howard, Environmental Scientist, DNREC
Dawn Melson-Williams, Acting Planning Director
Davis, Bowen & Friedel, Inc Staff

WELCOME & CALL TO ORDER

The meeting was called to order at 5:30 PM

MEMBER & STAFF INTRODUCTION

Mr. Eaton started the meeting and welcomed the members. With that said, the members and guests each gave a brief introduction for their self and their affiliation to Dover.

REVIEW SILVER LAKE RESOLUTION & NOMINATE & SELECT CHAIRPERSON

Members reviewed the Silver Lake Resolution and were welcomed to call the office if they had any questions by Mr. Eaton.

The floor was opened for Chair nominations. Mr. Lewis nominated Ms. Kozel as Chairperson. With a second to the motion, Ms. Kozel accepted the nomination. The motion passed without objection.

CONSIDERATION OF APPLICATION S-22-03 RESTAURANT AT 801 N STATE STREET

Mrs. Melson-Williams gave a brief introduction of background on land use in the city, noting certain environmental aspects of the code. In the case of various water bodies, there are setbacks so that development does not get to close and as part of the zoning ordinance, there is a process of review to the site plan, if the property is next to Silver Lake, the application must come before the Silver Lake Commission for review. This project is moving through process within the city with is a review of various bodies. The application will go to a public hearing at the Planning Commission meeting. Review includes for example DELDOT review due to access point off N. State Street. KCCD will also review for compliance with Delaware Sediment and Stormwater management regulation. The city side having to get approvals for water & sewer services, the Planning Office is looking at placement of building, adequate parking, tree planting & buffering requirements being met. You will hear from the applicant tonight about their project. Ms. Kozel asked if the site is currently residential, has it already been rezoned? Mrs. MW noted that is part of zoning process.

The application was then reviewed. This is a C2A zone area a limited central commercial zone. The proposal brought to us is for a restaurant, one story building. The property was residential and was changed a few years ago. There will not be a re-zoning process. Land planning is necessary in this process at they are proposing a restaurant.

Mike (Davis, Bowen & Friedel) Brief outline of project, a restaurant. We are presenting a lower density project that will allow for to do additional landscaping and onsite stormwater management. The building is design so that there are view of Silver Lake. We do have outdoor dining in the plan. They intend to reestablish shoreline along the property. They are required to install a new riparian buffer. They have worked with local landscape architect for this. The rendering was reviewed. (Attached) Plan to install stone along the shore line, above that including biostable plantings will be used. All native species. All plantings are utilizing native plantings and are meant to provide long term stability and absorb pollutants which will help the lake long term.

Review and plan discussion took place. Mr. Lewis noted he is a resident of the adjacent to the property. He completely understands this property will be developed. He noted the alley on the back side of the property and ask if there would be a back door entrance to the property and when do you plan to begin construction? No, we do not plan to open the back of the property/fence for accessing this parcel. Construction is expected to begin in the Fall of 2022, with appropriate approval from DelDOT and the city. Mr. Lewis noted his appreciation for the detail in the plans and answer received this evening to his questions.

Mrs. Doyle stated she was delighted to see put thought into the riparian buffer, asking who maintains this area. It was answered, the restaurant owners are responsible. She talked about the current trees and tree requirements and what is in the

current plan. They are planting new trees and keeping the established healthy trees. Mrs. Melson-Williams noted a couple of the ordinances and they had met those requirements with the present plan.

Mr. DeMarie noted he was looking yesterday at the site and the bald cypress trees that have been there serve as habitat. I am concerned about how these trees and if they are being removed? With a response, it was noted the intent is to keep as many trees as possible on the property without impact to the construction. Mr. DeMarie asked if a new dock would be put in? In reply, it was noted the dock currently there will be removed with no plans to replace at this time. Hours of operation were discussed. They will not be open past 10 PM and patrons of the restaurant will not have water access. Mr. Satchell asked if he could walk the site to become more familiar with the area? In reply, yes he may do so. It was noted no access from Lepore's Road is planned.

Mrs. Melson-Williams noted this is still in review process, and tonight they are looking for guidance and recommendations for the Planning Commission to have for their review process. The information from this meeting will be provided. The public hearing is set for March 24th. Members are welcome to attend. This is one of four applications. Meeting participation is in person and in-person.

Mr. Eaton then recommended the commission member forward their comments via email to Ms. Courtney. Ms. Courtney will collect the responses and forward as a package Mrs. Melson-Williams onto the Planning Commission. Mr. Lewis motioned to have all comments to Ms. Courtney by March 14. This was seconded and passed without objection.

UPDATE ON SILVER LAKE PARK PROJECTS & MAINTENANCE CREW UPDATES

Mr. Eaton noted we are doing things at the lake. The kayak dock is in and we are ordering an actual kayak launch. The beach will have plantings that will be coming. Benches are ordered and I'd like to get those in. Yes, this is still funding with a grant funding (50/50). Plants that are designed for this environment and won't grow so tall they block the view.

Some trees came down and we cleaned those up (north end of parking lot). We had a slide vandalized, we have replaced that. In collaboration with the Library, we are doing a story walk. We are putting laminated pages out along the pathway. This our third year of doing the walk. Using the existing post, we have new boxes coming in next week that will offer better protection of the pages.

We have been in the park removing invasive species and vines that have crept in the park. Ms. Kozel noted she has seen lots of clean up and city staff working in the park. Mr. Eaton noted a split rail fence was removed at the entrance (Washington St). He has asked the crews to report on things we may need or not need in the park. We have volunteer groups that come in, for Bally's is coming soon. They will be helping with tree plantings, mulching, and overall clean up. Yes, native plants are being used. This has been neglected and it's a start to get the parks in good shape. General discussion on park trees, the dam, sink hole, and amenities. The sewer leak has been resolved. The sink hole seems to be resolved as well. We are keeping an eye on that area. There is no open hole at this point.

SPRING CLEAN UP EVENTS

Currently schedule clean up events include:

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.

ADJOURNMENT

With no further business, the meeting adjourned at 6:42 PM.

EL AZTECA

ST. JONES RIVER WATERSHED

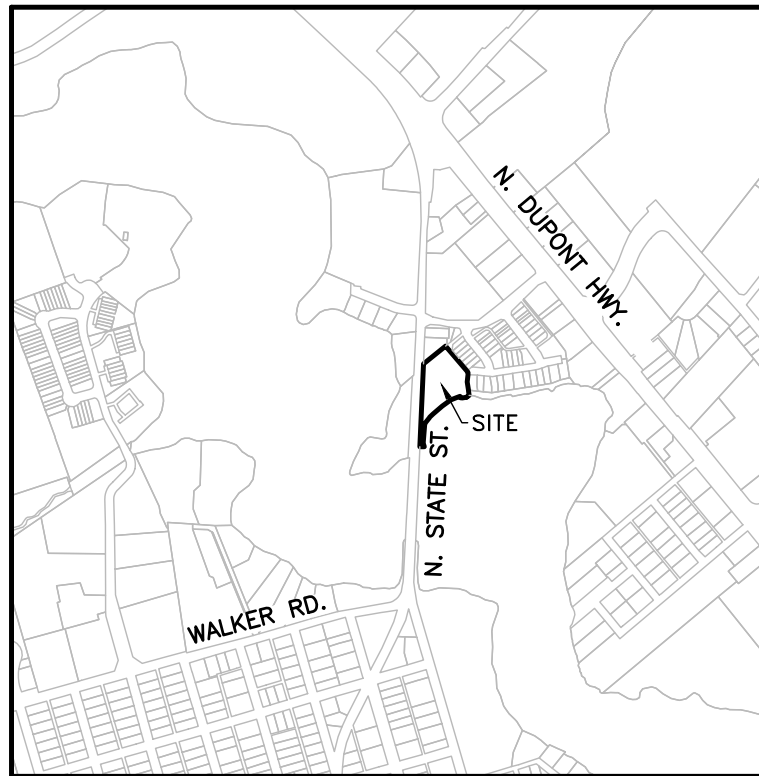
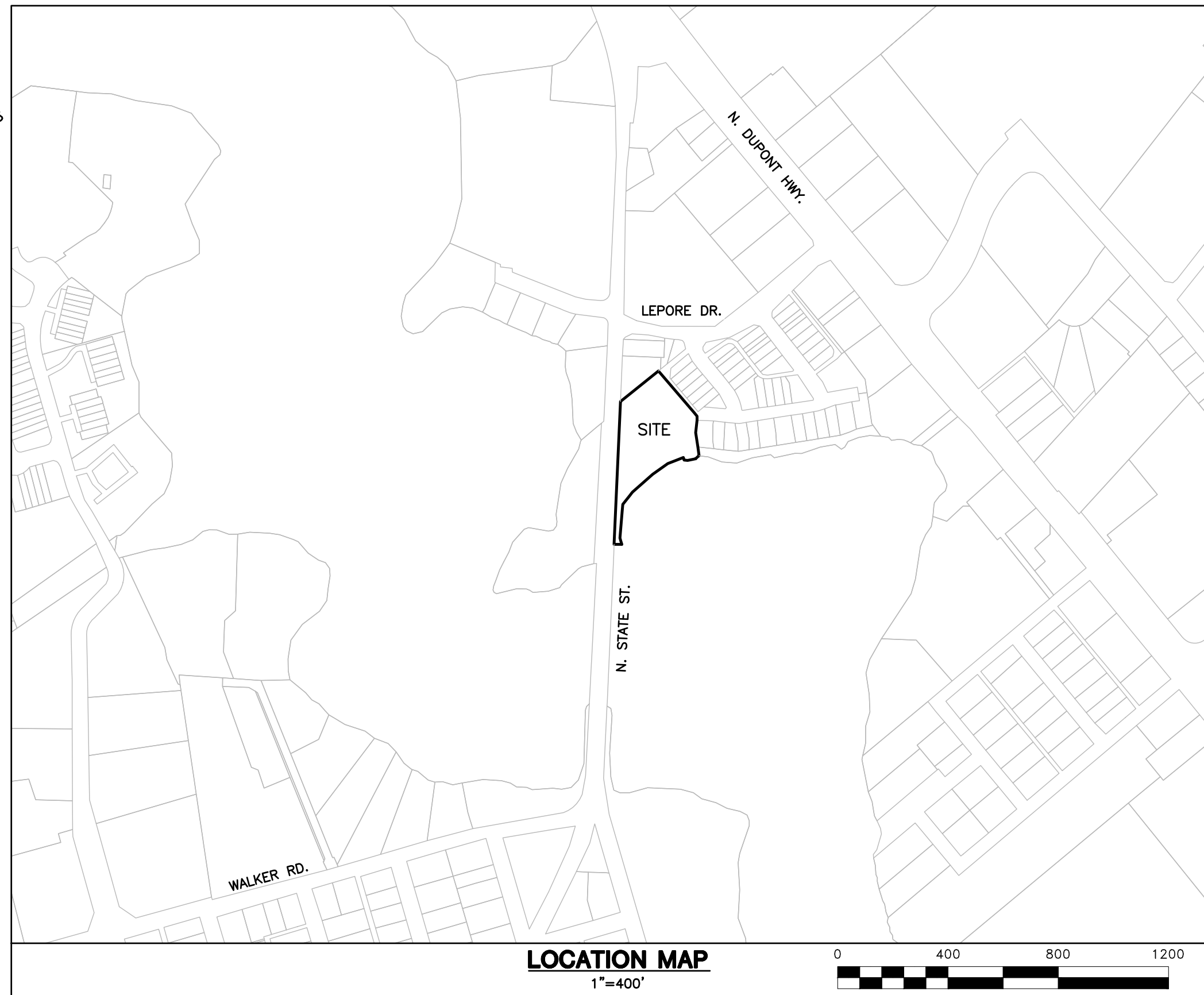
EAST DOVER HUNDRED

CITY OF DOVER, DELAWARE

DBF #2916A22

FEBRUARY 2022

PRELIMINARY PLANS



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

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

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

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. _____ DATE
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE, 19963

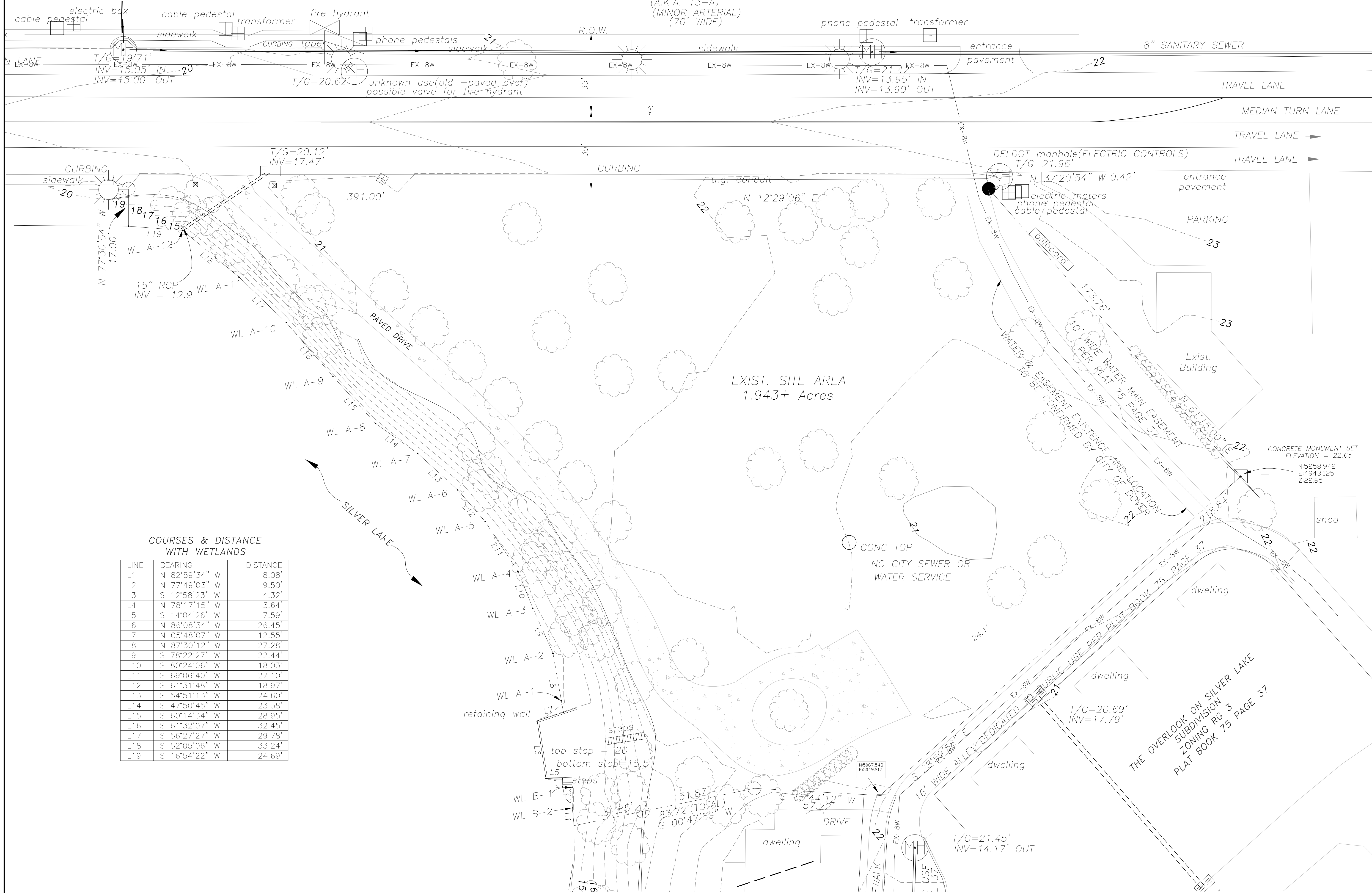
OWNER/DEVELOPER STATEMENT

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. _____ DATE
859 N. DUPONT HWY.
DOVER, DE 19901

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'

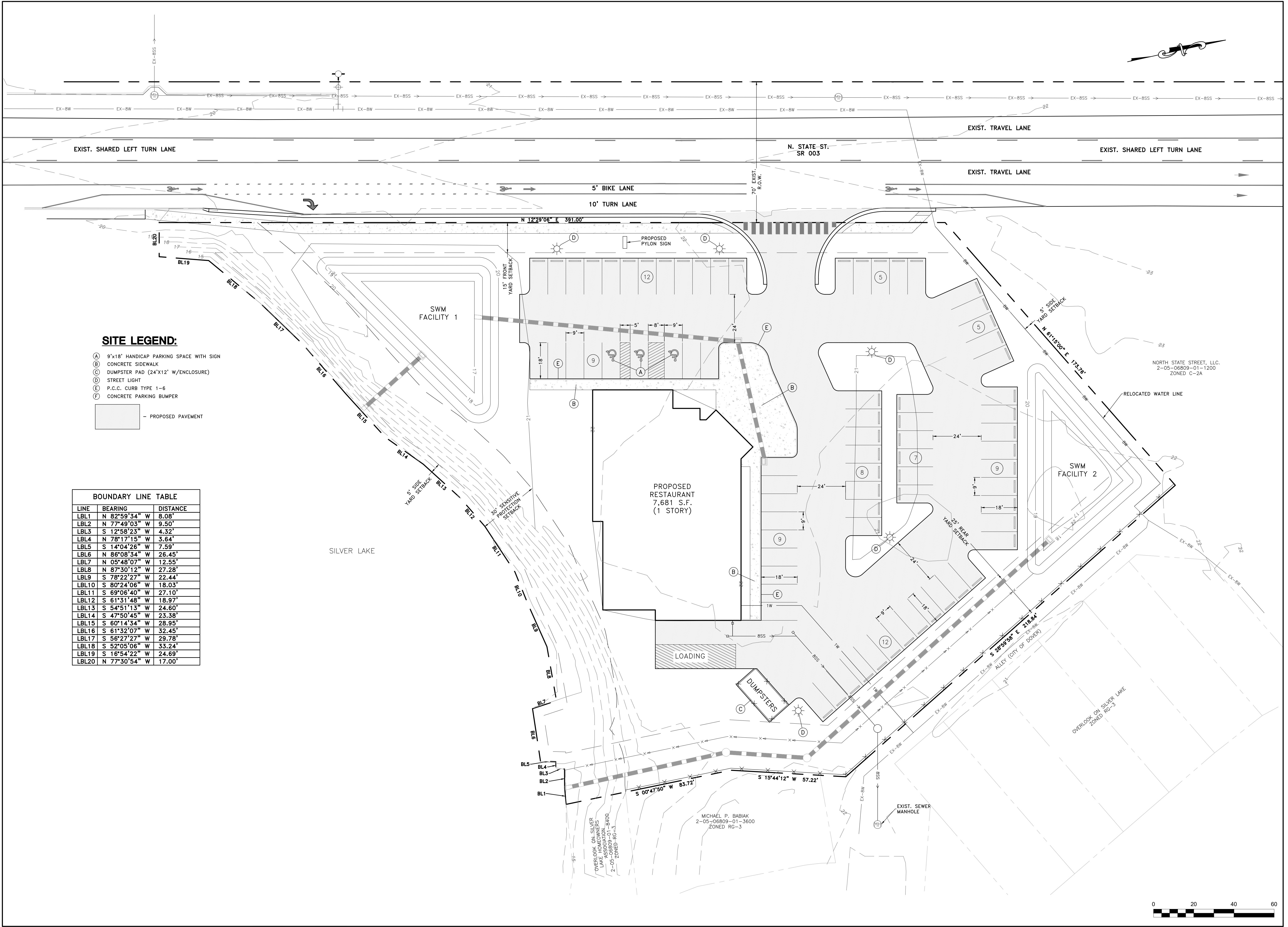
Revisions:

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'
LBL2	N 77°49'03" W	9.50'
LBL3	S 12°58'23" W	4.32'
LBL4	N 78°17'15" W	3.64'
LBL5	S 14°04'26" W	7.59'
LBL6	N 86°08'34" W	26.45'
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LBL20	N 77°30'54" W	17.00'

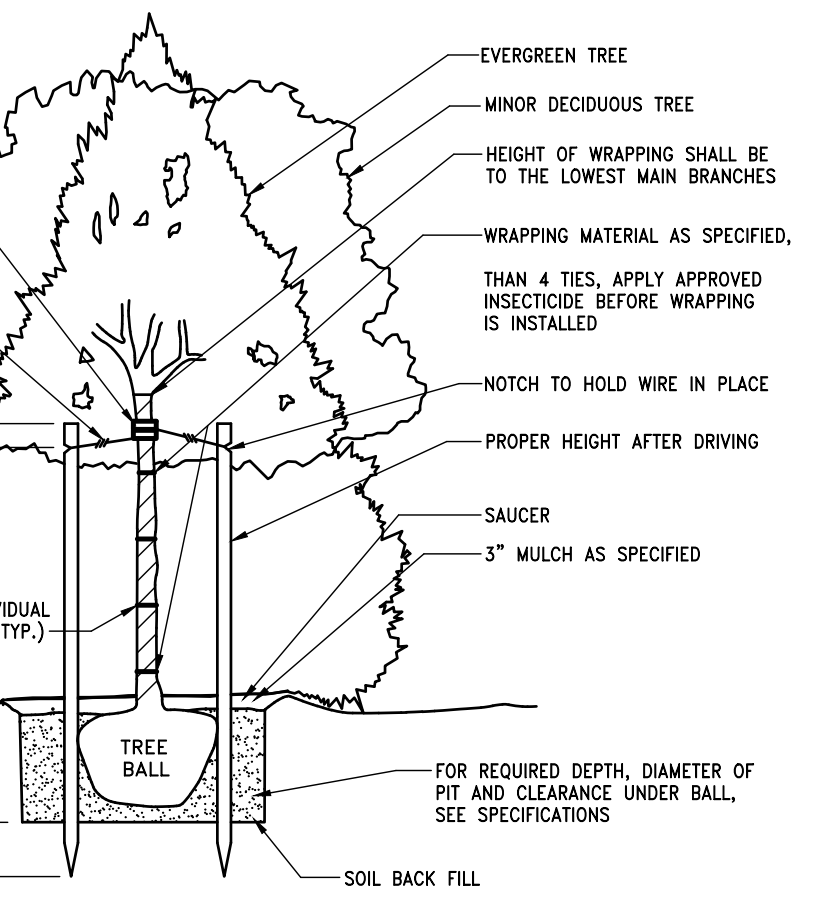
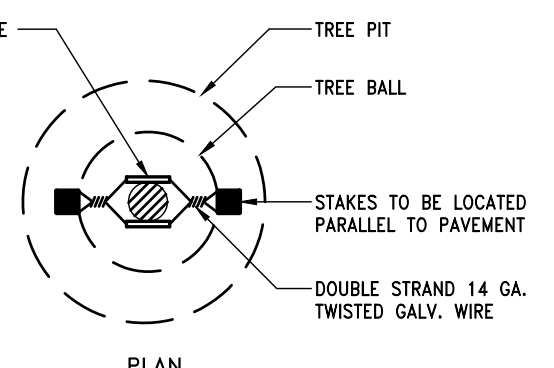
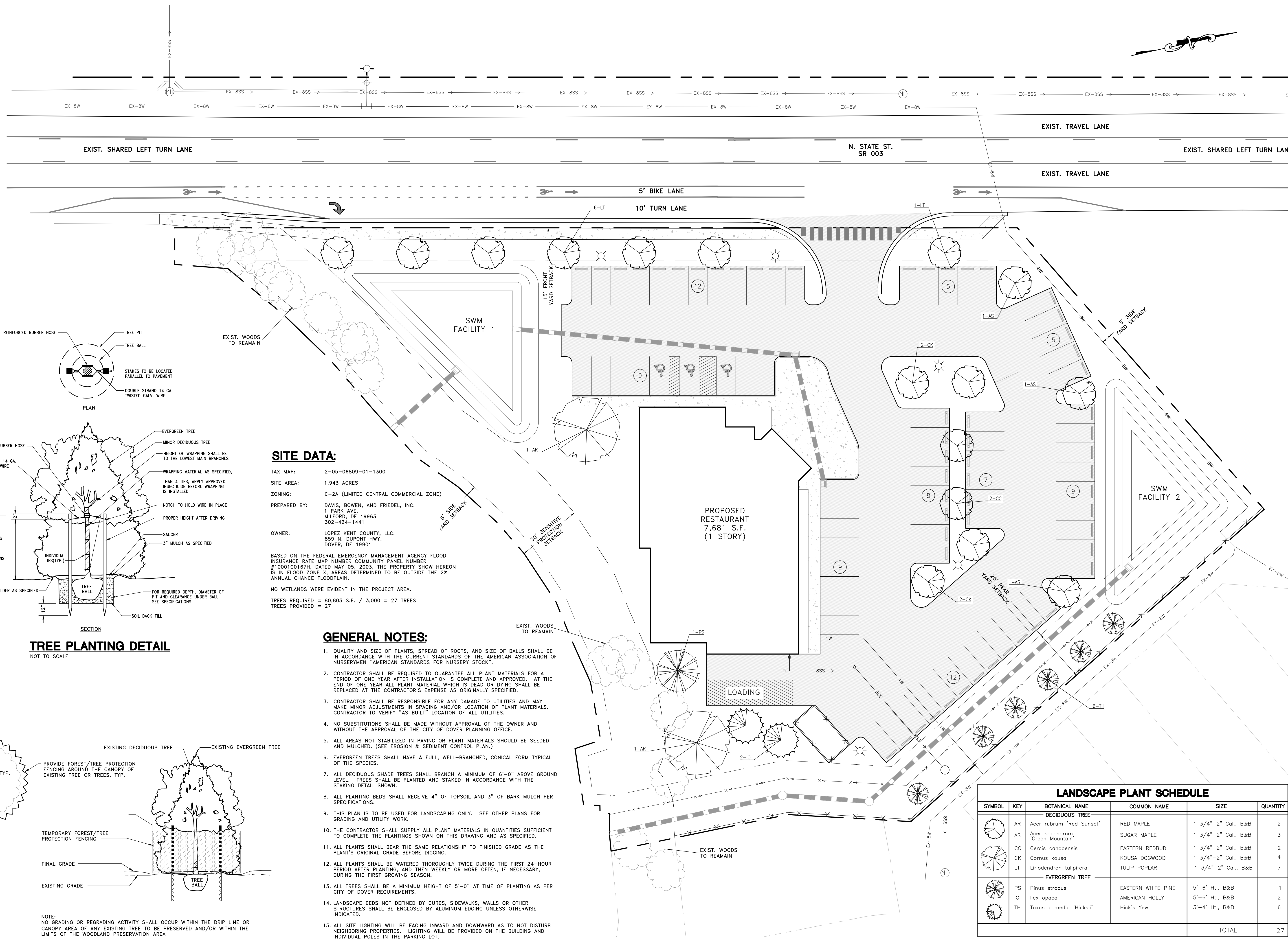
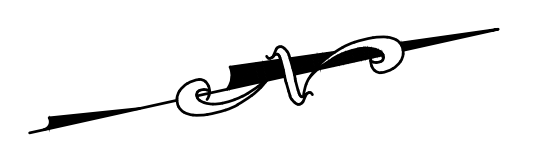
**EL AZTECA
 SITE PLAN
 CITY OF DOVER, DELAWARE**

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.

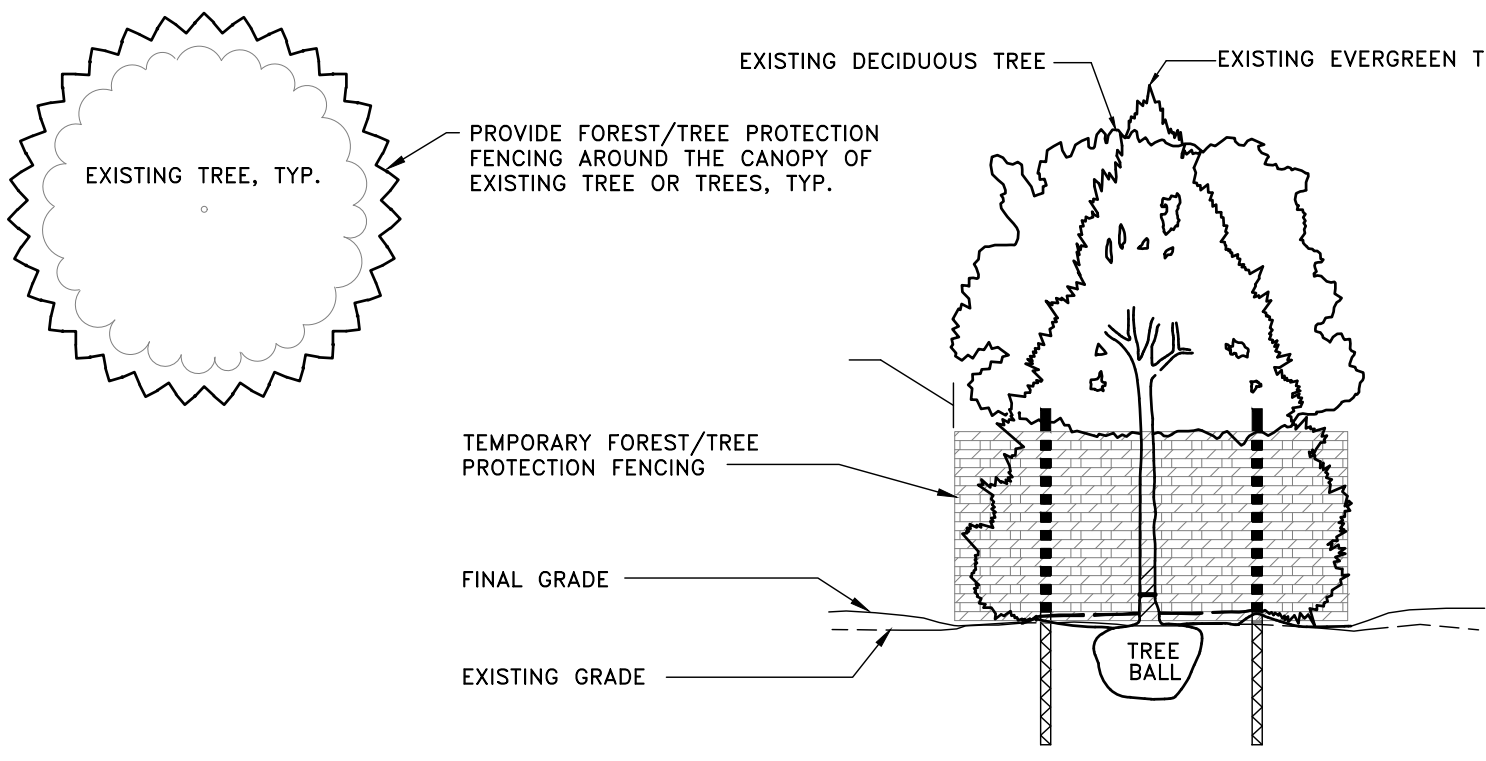
NO WETLANDS WERE EVIDENT IN THE PROJECT AREA.
 TREES REQUIRED = 80,803 S.F. / 3,000 = 27 TREES
 TREES PROVIDED = 27

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
DECIDUOUS TREE					
	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 REDBUD	1 3/4"-2" Cal., B&B	2
	CK	Cornus kousa	KOUASA DOGWOOD	1 3/4"-2" Cal., B&B	4
	LT	Liriodendron tulipifera	TULIP POPLAR	1 3/4"-2" Cal., B&B	7
EVERGREEN TREE					
	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
TOTAL					27



EXISTING TREE PROTECTION DETAIL
NOT TO SCALE



P:\Lighthouse\El Azteca\PRELIMINARY\PRELIMINARY PLAN.dwg Feb 04, 2022 - 9:52am reed

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:

