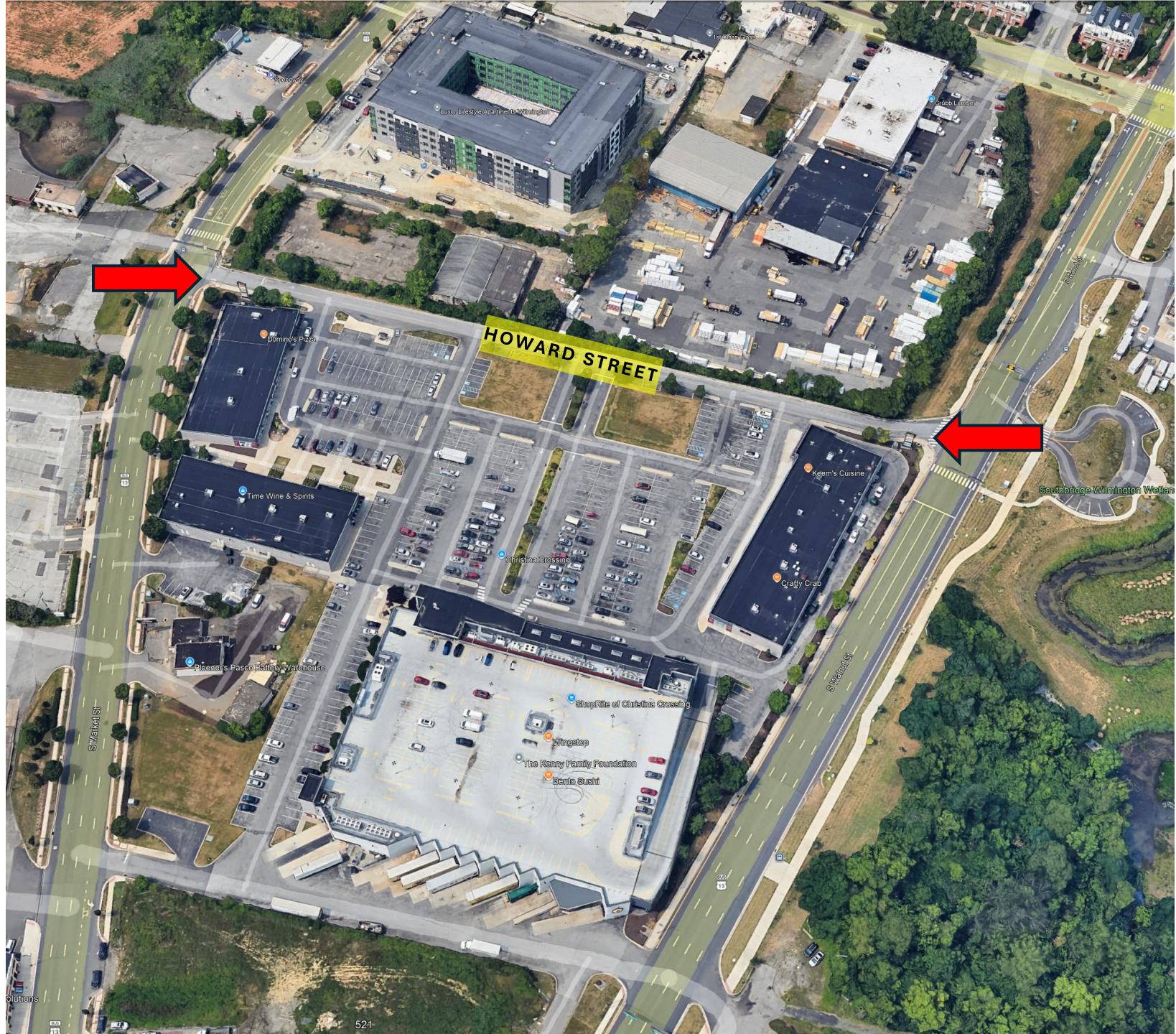


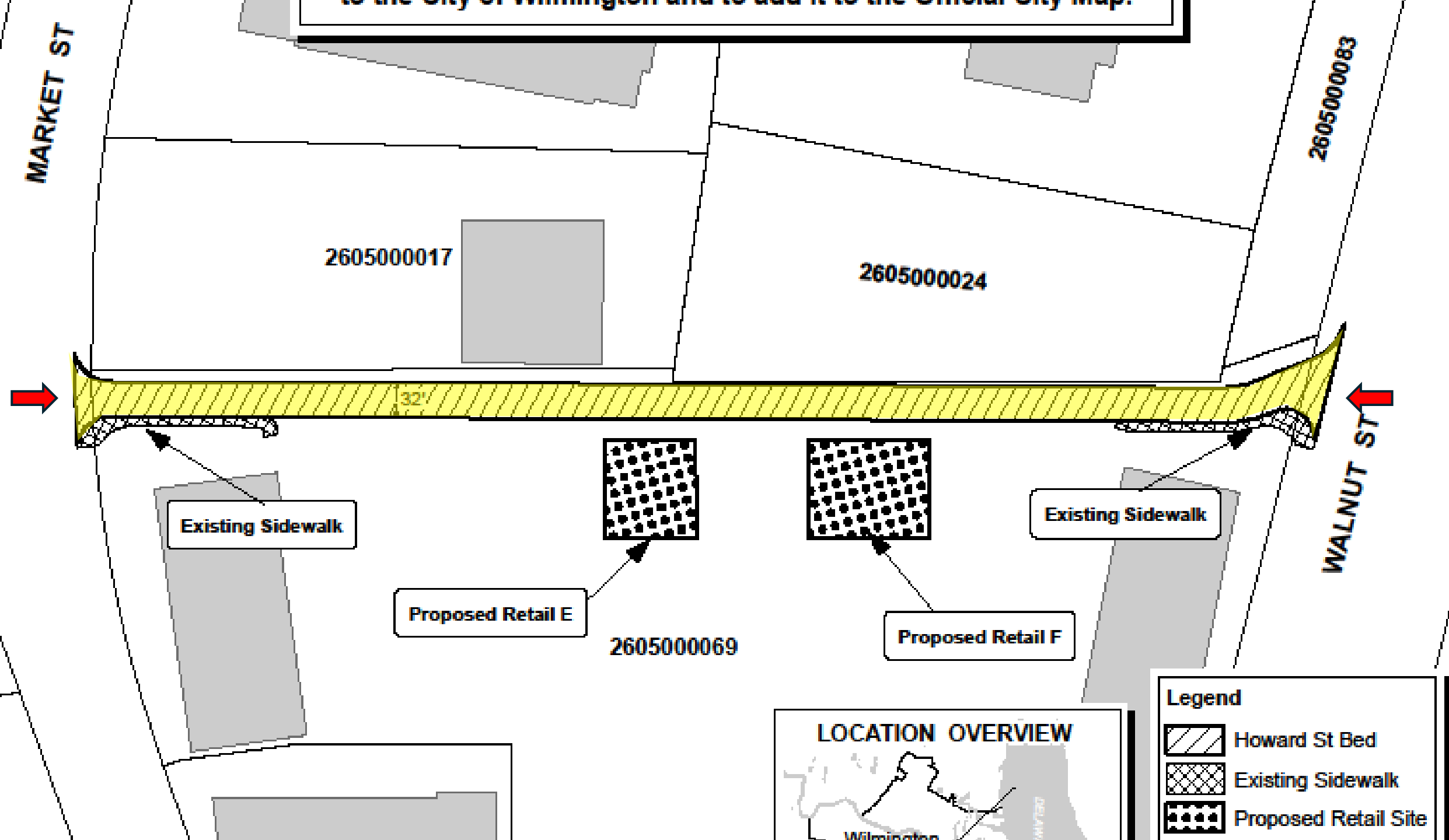
Health, Environmental, Aging & Disabilities City Council Committee June 24, 2026

Ordinance 26-042 Supporting a Major Subdivision application entitled “Major Subdivision Plan – Christina Crossing” submitted by VanDemark & Lynch, Inc., on behalf of the owner of the parcel known as 501 South Walnut Street, Christina Crossing, LLC, et. al, (tax parcel 26-050.00-069) to establish the Howard Street right-of-way for dedication to the City of Wilmington.





to the City of Wilmington and to add it to the Official City map.



View West Toward Market Street



View West of Howard Street Toward Market Street



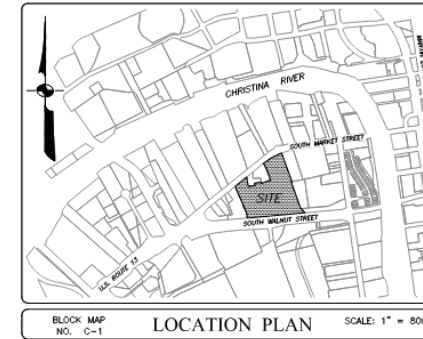
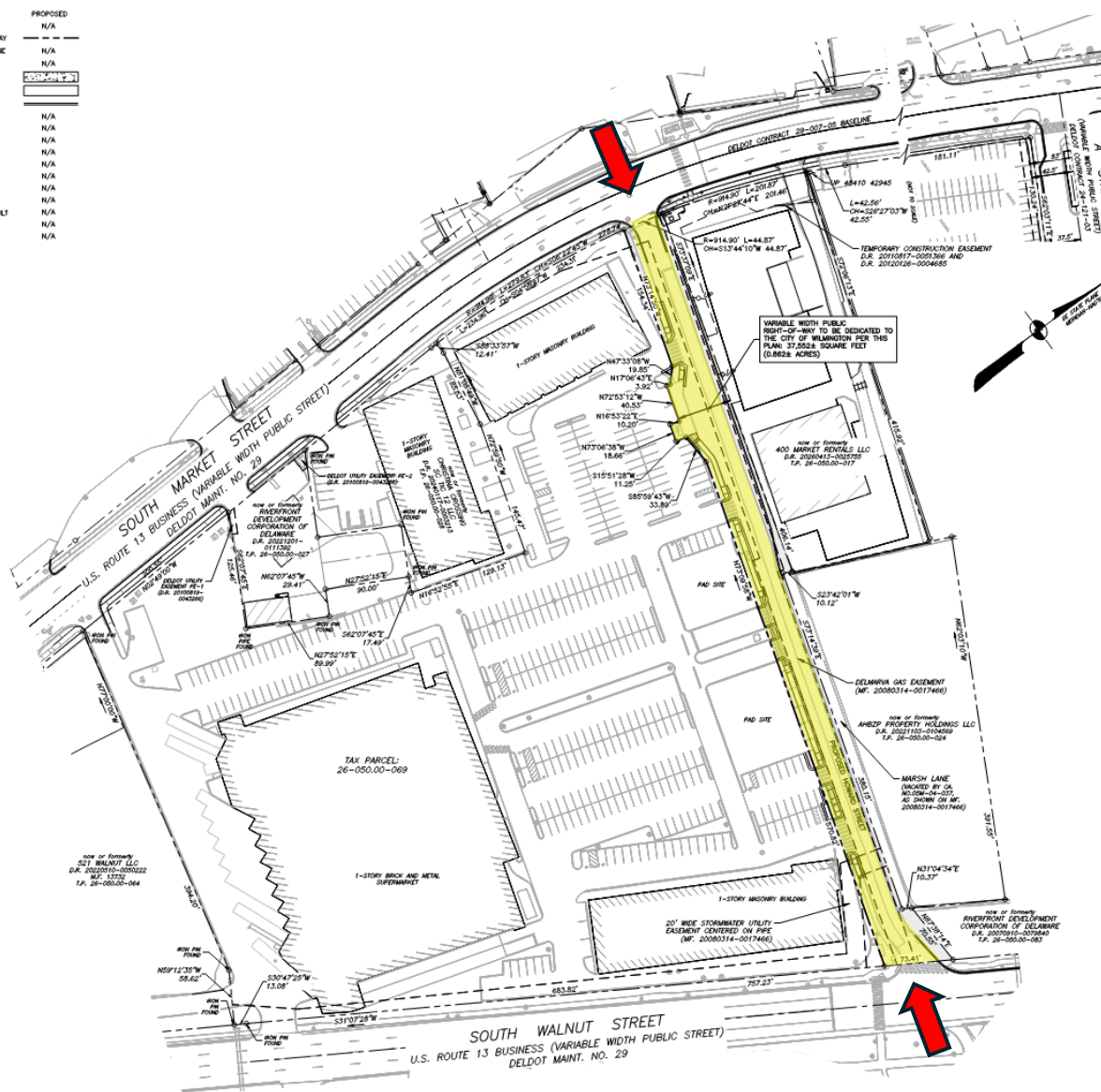
View East of Howard Street Toward South Walnut Street



View East of Toward South Walnut Street



EXISTING	LEGEND:	PROPOSED
---	PROPERTY LINE	N/A
---	DEDICATED RIGHT-OF-WAY	N/A
---	ADJACENT PROPERTY LINE	N/A
---	FEMA FLOOD LIMIT	N/A
---	CONCRETE	N/A
---	ASPHALT	N/A
---	CURB AND GUTTER	N/A
---	FENCE	N/A
---	TAX PARCEL NUMBER	N/A
---	DEED RECORD	N/A
---	FIRE HYDRANT	N/A
---	UTILITY POLE	N/A
---	LIGHT POLE	N/A
---	DRAINAGE MANHOLE	N/A
---	SEWER MANHOLE	N/A
---	ELECTRICAL MANHOLE/VAULT	N/A
---	DRAINAGE INLET	N/A
---	GAS VALVE	N/A



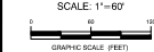
- NOTES:**
- OWNERS: CHRISTINA CROSSING SC, LLC, CHRISTINA CROSSING SC TO 1, LLC, CHRISTINA CROSSING SC TO 2, LLC, CHRISTINA CROSSING SC TO 3, LLC, CHRISTINA CROSSING SC TO 4, LLC, CHRISTINA CROSSING SC TO 5, LLC, CHRISTINA CROSSING SC TO 6, LLC, CHRISTINA CROSSING SC TO 7, LLC, CHRISTINA CROSSING SC TO 8, LLC, CHRISTINA CROSSING SC TO 9, LLC, CHRISTINA CROSSING SC TO 10, LLC, CHRISTINA CROSSING SC TO 11, LLC, CHRISTINA CROSSING SC TO 12, LLC, C/O FIRST NATIONAL REALTY PARTNERS, LLC, 151 BOOMAN PLACE UNIT 201, RED BANK, NJ 07701
 - PROPERTY ADDRESS: 501 SOUTH WALNUT STREET, WILMINGTON, DE 19801
 - TAX PARCEL NO.: 26-050.00-069
 - SOURCE OF TITLE: DEED RECORD 20240117-0003213
 - AREAS: EXISTING 3,770.8 AC., PROPOSED 0.8628 AC., DEDICATED TO PUBLIC USE: 0.8628 AC., REMAINING PARCEL: 3,770.8 AC., TOTAL
 - ZONING: W-4 (WATERFRONT RESIDENTIAL COMMERCIAL), MAXIMUM HEIGHT: 72' (SIX STORIES), BUILDING SETBACK: 50' FROM THE RIVERFRONT, MAXIMUM FLOOR AREA RATIO: ROW HOUSES: 0.85, GARDEN APARTMENTS: 1.00, MEDIAN DENSITY ELEVATOR APARTMENTS: 2.00, ALL OTHER USES: 1.00, MAXIMUM BUILDING COVER RATIO: ROW HOUSES: 0.40, GARDEN APARTMENTS: 0.40, MEDIAN DENSITY ELEVATOR APARTMENTS: 0.50, ALL OTHER USES: 0.50
 - MODIFIED GRID NUMBER: 106/354
 - CITY CODES, DISTRICT: 4
 - SOURCE OF TOPOGRAPHY: AERIAL SURVEY BY AYS GROUNDPLAN, MAY 2020, PARTIAL FIELD TOPOGRAPHIC SURVEY BY RPK&K, COMPLETED SEPTEMBER 2019, UTILITY INFORMATION PROVIDED BY RPK&K, JULY 2020.
 - BOUNDARY SURVEY BY VANDEMARK & LYNCH, INC., JUNE 2022, LAST UPDATED MARCH 2028
 - HORIZONTAL DATUM: DELAWARE STATE PLANE (NAD 83)
 - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM (NAVD 88)
 - THIS PROPERTY LIES ENTIRELY WITHIN A 100-YEAR FLOODPLAIN (ZONE AE) AS SCALED FROM THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 100050316L WITH AN EFFECTIVE DATE OF JANUARY 22, 2020.
 - WATER: CITY OF WILMINGTON
 - SEWER: CITY OF WILMINGTON
 - NO WETLANDS ARE LOCATED ON THIS PROPERTY PER STATE OF DELAWARE WETLAND MAPS.

V&L
VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS
4300 MILLER ROAD
WILMINGTON, DE 19806
302.754.7000
WWW.VANDYOND.COM

PROJECT NAME
501 SOUTH WALNUT STREET/CHRISTINA CROSSING
City of Wilmington,
New Castle County, DE



PLAN TYPE
MAJOR SUBDIVISION PLAN



REVISIONS	DATE	REVISION
1	3-19-20	REVISED DISTANCE
2	4-22-2028	DATE
3	4-22-2028	DATE
4	4-22-2028	DATE
5	4-22-2028	DATE
6	4-22-2028	DATE
7	4-22-2028	DATE
8	4-22-2028	DATE
9	4-22-2028	DATE
10	4-22-2028	DATE
11	4-22-2028	DATE
12	4-22-2028	DATE
13	4-22-2028	DATE
14	4-22-2028	DATE
15	4-22-2028	DATE
16	4-22-2028	DATE
17	4-22-2028	DATE
18	4-22-2028	DATE
19	4-22-2028	DATE
20	4-22-2028	DATE

DRAWING NUMBER

1
SHEET SIZE: 24x36
SHEET 1 OF 1
REV 1



UTILITY NOTE:
EXISTING UTILITIES ARE SHOWN BASED ON OBSERVED FIELD LOCATIONS IN CONJUNCTION WITH PROVIDED MISS UTILITY INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE EACH CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. EACH CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELAWARE (TELEPHONE 800-282-8555).

PLAN VIEW
SCALE: 1"=60'

CERTIFICATION OF ACCURACY

I, A. KATHY GOLDSTONE, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, I CERTIFY THAT THE BOUNDARY INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES.
A. KATHY GOLDSTONE
PROFESSIONAL LAND SURVEYOR
DELAWARE LICENSE NO. 631
DATE: 6-3-2028

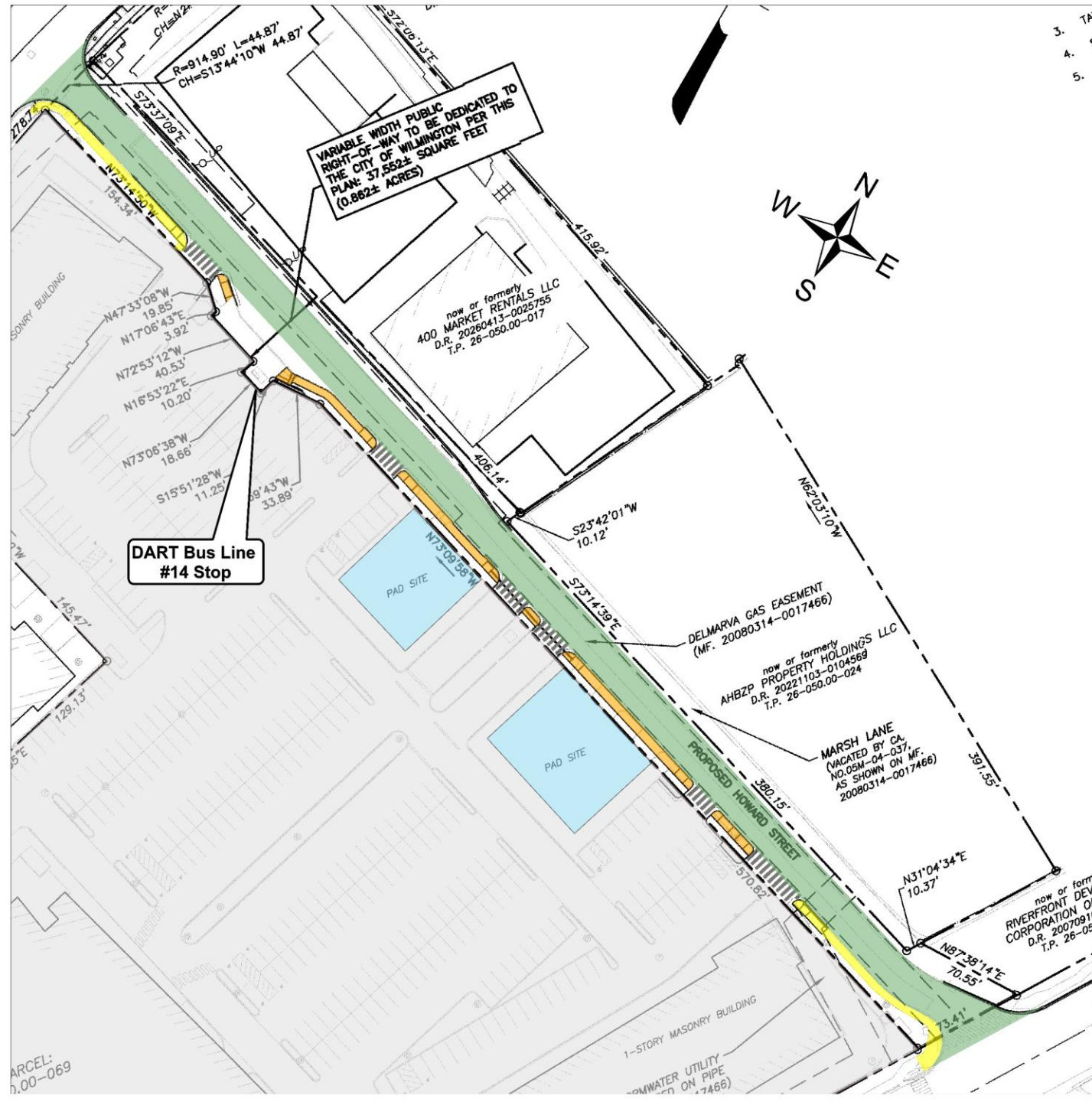
CERTIFICATION OF OWNERSHIP

I, CHRISTINA CROSSING SC, LLC, HEREBY CERTIFY THAT CHRISTINA CROSSING SC, LLC, CHRISTINA CROSSING SC TO 1, LLC, CHRISTINA CROSSING SC TO 2, LLC, CHRISTINA CROSSING SC TO 3, LLC, CHRISTINA CROSSING SC TO 4, LLC, CHRISTINA CROSSING SC TO 5, LLC, CHRISTINA CROSSING SC TO 6, LLC, CHRISTINA CROSSING SC TO 7, LLC, CHRISTINA CROSSING SC TO 8, LLC, CHRISTINA CROSSING SC TO 9, LLC, CHRISTINA CROSSING SC TO 10, LLC, CHRISTINA CROSSING SC TO 11, LLC, CHRISTINA CROSSING SC TO 12, LLC, C/O FIRST NATIONAL REALTY PARTNERS, LLC, 151 BOOMAN PLACE UNIT 201, RED BANK, NJ 07701, ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO THE LAW, AND IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF WILMINGTON.

APPROVED FOR RECORDATION

DIRECTOR OF DEPARTMENT OF PLANNING AND DEVELOPMENT
DATE

SIGNATURE
DATE



Thank You

