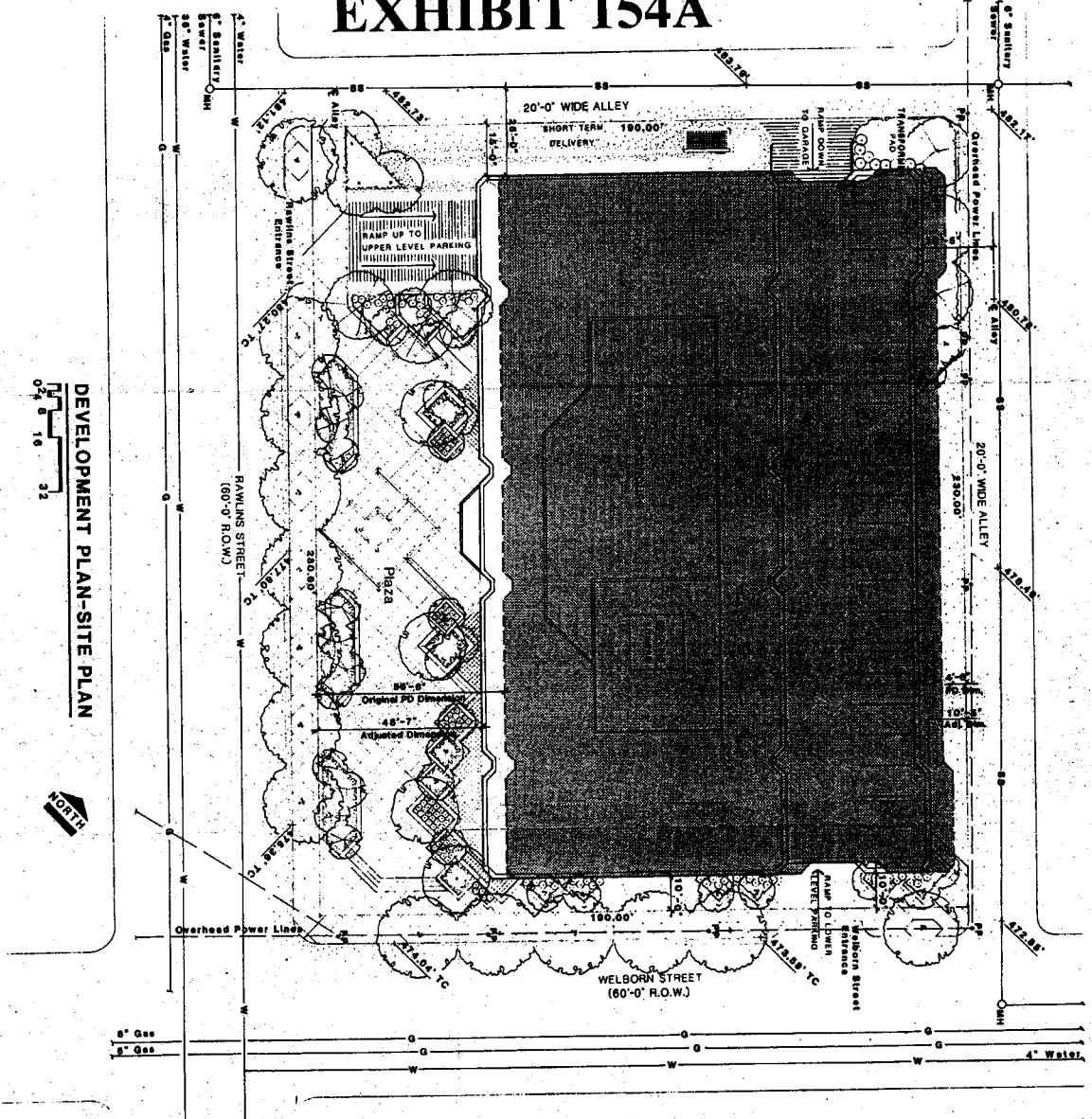


25508 EXHIBIT 154A

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DEVELOPMENT PLAN-SITE PLAN

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DEVELOPMENT PLAN CHECKLIST

Public Streets & Alleys	Shown
Building Site	Shown
Access to be Dedicated	None
Points of ingress & Egress	None
From Streets	Shown
From Public Site	Ref: SA-2
Location of Land Uses	Spot Grades Shown
Location of Buildings	Shown
Arrangement of Off-Street Parking	Ref: DP-4 & DP-5
Special Traffic	None
Regulatory Proposed	None
Landscaping & Tree	None
Overlight (setback)	None
Phase of Development	Ref: UP-7, App-8
Utilities	Shown

COMPARATIVE DATA

Front Yard	Existing	As Proposed
Rawlins	28'-0"	48'-7"
Welborn	28'-0"	10'-0"
Side Yard	10'-0"	28'-0"/Alley
Rear Yard	10'-0"	20'-8"/Alley
Max. Lot Coverage	40%	38%
Max. Floor Area	174,800 S.F.	174,000 SF
Max. Height	240'	212'
Parking Ratio	1/320 S.F.	1/345 S.F.
Trees Unloading Spaces	3	2
Delivery Unloading	0	3

USES ANALYSIS

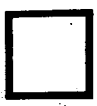
Office	188,274 S.F.
Retail	6,500 S.F.
Residential (Possible)	6,000 S.F.
Units at 1,000 S.F./	
Landscaped Public Space	11,100 S.F.
Parking:	
- Access Grade	265 Spaces
- Executive/Residential	17 Spaces
- Below Grass	205 Spaces
- Total	507 Spaces

APPROVED
DATE 7, 1984
28341, 309/1005-N
DP# 514

842153
18314
APPROVED BY
CITY COUNCIL
DATE 11, 1984

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REGENCY TOWER
OFFICE BUILDING
DALLAS, TEXAS



Wheeler ■ Stefoniak
Architects ■ Planners A.I.A.
1010 Park Central VII ■ 12750 Merit Drive, L B 50
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3-18-84
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