

VICINITY MAP
1" = 300'

LOT AREA TABULATION			
UNASSESSED PARCEL 1 EXISTING AREA 2,474.99 Sq. Ft. 0.057 Acres	UNASSESSED PARCEL 2 EXISTING AREA 5,999.98 Sq. Ft. 0.138 Acres	283-N-45 EXISTING AREA 21,781.42 Sq. Feet 0.500 Acres	283-N-43 EXISTING AREA 5,743.48 Sq. Feet 0.132 Acres
PARCEL "A" PROPOSED AREA 35,999.86 Sq. Ft. 0.826 Acres			

*Includes area within right-of-way.

GENERAL COMMERCIAL DISTRICT (GC)	
MINIMUM LOT AREA	21,000 SQ. FT.
LOT WIDTH AT BUILDING LINE	100 FT.
FRONT YARD DEPTH	25 FT. PLUS 7 FT. FOR EVERY STORY OVER THREE
REAR YARD DEPTH	40 FT. PLUS 13 FT. FOR EVERY STORY OVER THREE
SIDE YARD WIDTH NOT ADJUTING STREET	15 FT. EACH SIDE, PLUS 5 FT. FOR EVERY STORY OVER THREE
SIDE YARD WIDTH ADJUTING STREET	25 FT. EACH SIDE, PLUS 7 FT. FOR EVERY STORY OVER THREE
MAXIMUM HEIGHT	5 STORIES OR 70'

*See Code of the Township of Shaler, Chapter 225 for complete zoning regulations

B&L: 282-S-50
D.B.V. 16882, Pg. 119
N/F: 201 HAHN RD, LLC
ZONED: GC

OLD HAHN ROAD
VACATED BY SHALER
TOWNSHIP ORDINANCE
NO. 523

B&L: 283-N-110
D.B.V. 9700, Pg. 311
N/F: VENTO, RALPH
& MARGARET A (W)
ZONED: GC

UNASSESSED
PARCEL 2
EXISTING AREA:
5,999.98 Sq. Ft.
0.138 Acres

B&L: 283-N-20
D.B.V. 14426, Pg. 590
N/F: VENTO HOLDING
COMPANY, LLC
ZONED: GC

B&L: 283-N-45
D.B.V. 7777, Pg. 294
N/F: RAUSCH, DAVID
& JOANNE (W)
ZONED: GC
EXISTING AREA:
21,781.42 Sq. Ft.
0.500 Acres

PARCEL "A"
PROPOSED AREA:
35,999.86 Sq. Ft.
0.826 Acres

CONC. PATIO

OUTDOOR FIREPLACE

CONC. WALK

73'-2 1/2" SQ.

15'-2 1/2" SQ.

15'-2 1/2" SQ.

15'-2 1/2" SQ.

15'-2 1/2" SQ.

15'-2 1/2" SQ.

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15'-2 1/2" SQ.

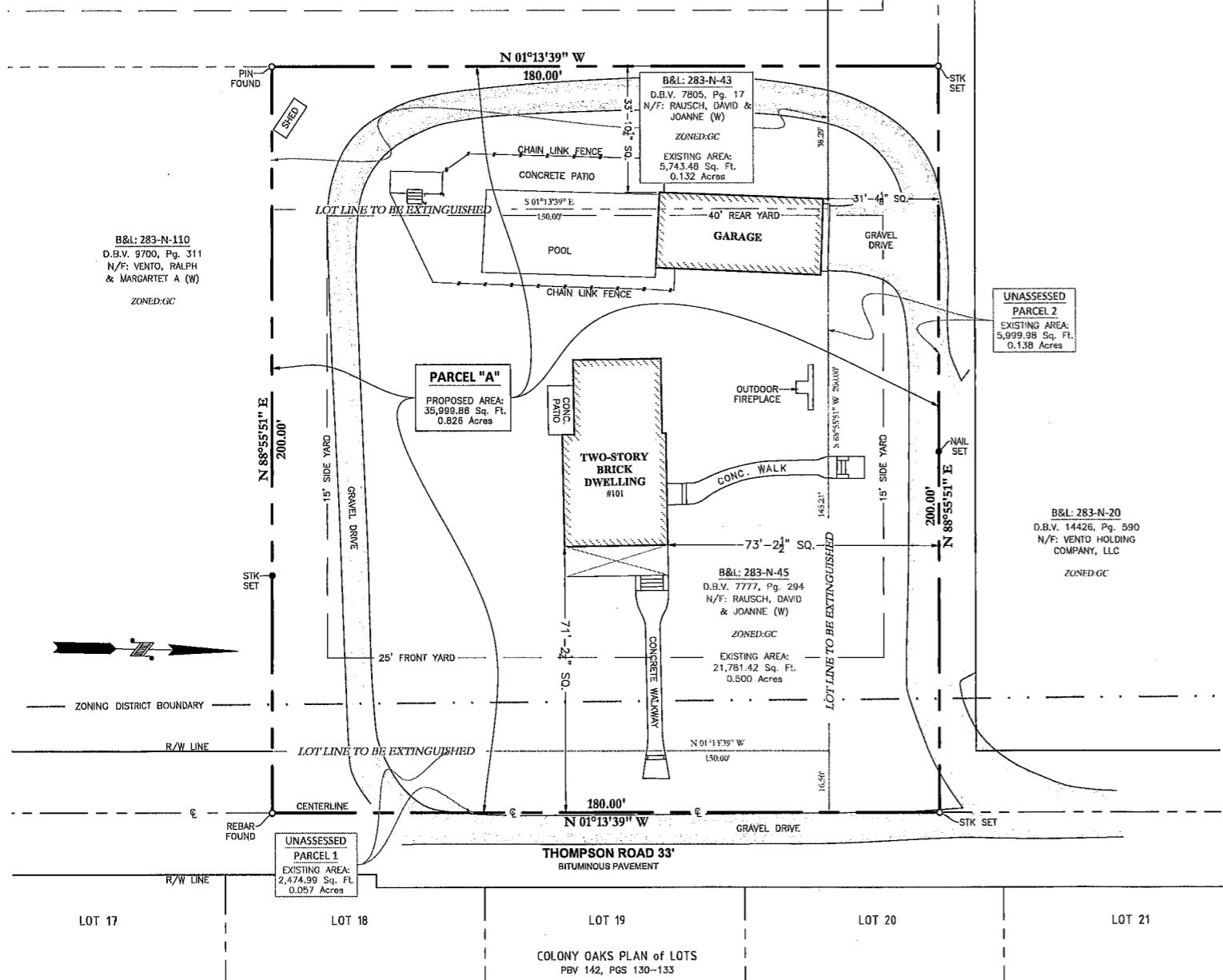
15'-2 1/2" SQ.

15'-2 1/2" SQ.

15'-2 1/2" SQ.

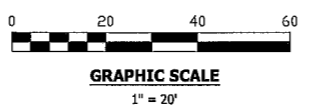
15'-2 1/2" SQ.

15'-2 1/2" SQ.



SURVEY NOTES

- Property subject to any issues that may be revealed by a current and complete title report. (None provided)
- Declaration is made to the original purchaser of this survey. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an impression seal are void and are for reference only.
- No utilities located for this survey.
- Horizontal control and bearings shown hereon is PA South State Plane NAD83.
- Property subject to ingress and egress easement along Old Hahn Road, further described in DBV 7805, PG 17.



SITE ADDRESS:
DAVID AND JOANNE RAUSCH
101 HAHN ROAD
PITTSBURGH, PA 15209

SURVEYOR:
TAIT ENGINEERING, INC.
908 PERRY HIGHWAY
PITTSBURGH, PA 15229
412.364.6090

CERTIFICATION OF OWNER

We, David and Joanne Rausch, owner of the land shown on the "Rausch Consolidation Plan" hereby accept this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the Township of Shaler. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

In witness whereof, to this I set my hand and seal this ____ day of _____, 2026.

Attest:

Notary Public: David Rausch, Joanne Rausch

CERTIFICATION OF NOTARY

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named David and Joanne Rausch, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this ____ day of _____, 2026.

Notary Public

CERTIFICATION OF TITLE

We hereby certify that the title to the property contained in the "Rausch Consolidation Plan" is in the name of David and Joanne Rausch and is recorded in deed book volume 7777, page 294. We further certify that there is no mortgage, lien or other encumbrance against this property.

Notary Public: David Rausch (Owner), Joanne Rausch (Owner)

SURVEYOR'S CERTIFICATION

I certify that, to the best of my information, knowledge and belief the survey and plan shown hereon are correct and accurate to the standards required.

January 26th, 2026
Date: Lee Tait, PLS (Reg. No. SU-055571-E)

SHALER TOWNSHIP PLANNING

Reviewed by the Planning Commission of the Township of Shaler on this ____ day of _____, 2026.

Secretary: Chairperson

SHALER TOWNSHIP BOARD OF COMMISSIONERS

The Board of Commissioners of the Township of Shaler gives notice that, in approving this plan for recording, the Township of Shaler assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Secretary: Chairperson

The Township of Shaler agrees not to issue building permits until the "Planning Module for Land Development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

Date: Authorized Municipal Official

Approved by the Board of Commissioners of the Township of Shaler on this ____ day of _____, 2026.

Secretary: Chairperson

SHALER TOWNSHIP ENGINEER

I certify that this plan meets all engineering and design requirements of the applicable ordinances of the Township of Shaler, except as departures have been authorized by the appropriate officials of the municipality.

Date: Signature: Reg. No.

DEPT. ECONOMIC DEVELOPMENT

Reviewed by the Allegheny County Department of Economic Development on this ____ day of _____, 2026.

Director

Certification of Recording

Recorded in the office of the Recorder of Deeds of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume _____, Page(s) _____

Given under my hand and seal this ____ day of _____, 2026.

Dept. of Real Estate



TOWNSHIP OF SHALER
PLANNING COMMISSION

TOWNSHIP OF SHALER
BOARD OF COMMISSIONERS

TOWNSHIP OF SHALER
ENGINEER

ALLEGHENY CO.
DEPT. OF ECONOMIC DEVELOPMENT

ALLEGHENY CO.
DEPT. OF REAL ESTATE

Rausch Plan of Lots

Being a Consolidation of B&L: 283-N-45, B&L: 283-N-43,
and Two Unassessed Parcels

SITUATED IN:
**Shaler Township
Allegheny County, PA**

MADE FOR:
**David and Joanne Rausch
101 Hahn Road**

Date: December 5th, 2023
Scale: 1" = 20'
Drawn By: JTW
Reviewed By: LAT
File Number: 29851
CAD File: 23.0295
Revisions:
September 2nd, 2025
January 26th, 2026



**TAIT
ENGINEERING, INC.**

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e: taiteng@taitengineering.net