

HARPERS CHOICE VILLAGE CENTER

BEAVERKILL ROAD

ELIOTS OAK ROAD

HARPERS FARM ROAD

CEDAR LANE

GLoucester ROAD

HARPERS FARM ROAD

TWIN RIVERS ROAD

LITTLE PATUXENT PARKWAY

HARPERS FARM ROAD FROM LITTLE PATUXENT PARKWAY TO HARPERS CHOICE VILLAGE CENTER COMPLETE STREETS PROJECT



LEGEND

- HARPERS FARM ROAD COMPLETE STREETS PROJECT LIMITS
- COLUMBIA ASSOCIATION PATHWAYS
- LITTLE PATUXENT PARKWAY PATHWAY

HARPERS FARM ROAD GENERAL TRAFFIC DATA

| | |
|-----------------------|--|
| AVERAGE DAILY TRAFFIC | 12,000 VEHICLES PER DAY |
| POSTED SPEED LIMIT | 30 MPH |
| AVERAGE SPEED | NORTHBOUND - 37 MPH SOUTHBOUND - 35 MPH |

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DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND

DIRECTOR OF PUBLIC WORKS _____ CHIEF, BUREAU OF ENGINEERING _____
CHIEF, TRANSPORTATION AND SPECIAL PROJECTS DIVISION _____ CHIEF, BUREAU OF HIGHWAYS _____



| | | | |
|-----------------|----|-----|------|
| DES: JMC | BY | NO. | DATE |
| DRN: RL | | | |
| CHK: MJW | | | |
| DATE: 4/21/2026 | | | |

CAPITAL PROJECT NO.

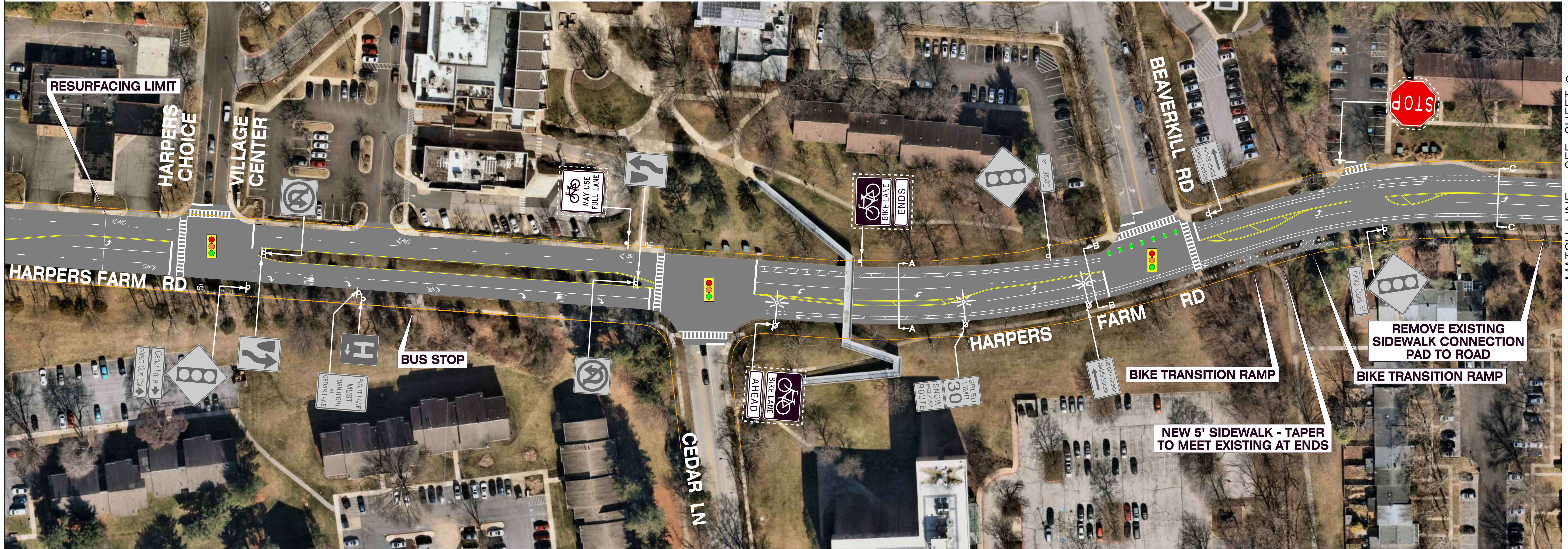
MAP NO. BLOCK NO.

COMPLETE STREETS
HARPERS FARM ROAD FROM
HARPERS CHOICE VILLAGE CENTER
TO LITTLE PATUXENT PARKWAY

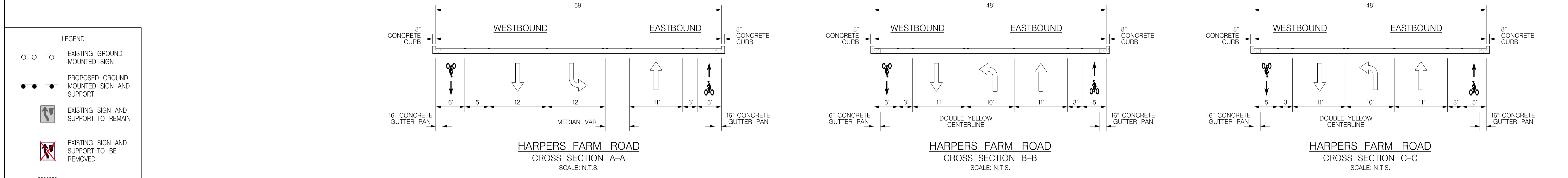
ELECTION DISTRICT 4

HOWARD COUNTY, MARYLAND

SCALE
NTS
SHEET
OF



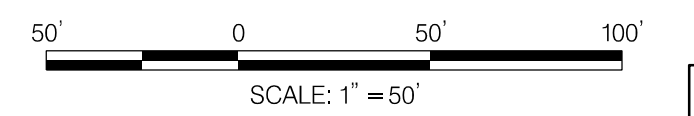
MATCH LINE - SEE SHEET 2



NOTE: SEE PLAN VIEW FOR BICYCLE AND PAVEMENT MARKING ARROW PLACEMENT.

- LEGEND**
- EXISTING GROUND MOUNTED SIGN
 - PROPOSED GROUND MOUNTED SIGN AND SUPPORT
 - EXISTING SIGN AND SUPPORT TO REMAIN
 - EXISTING SIGN AND SUPPORT TO BE REMOVED
 - PROPOSED SIGN AND SUPPORT
 - SIGNALIZED INTERSECTION
 - PROPOSED TUBULAR MARKER
 - EXISTING STREET LIGHT WITH SIGN
 - EXISTING FIRE HYDRANT
 - EXISTING ROW
 - ASPHALT
 - CONCRETE
 - 4" PVC CONDUIT (SCHEDULE 40)

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. _____, EXPIRATION DATE: _____



C:\Users\jmc24\OneDrive\Engineering\CAD\Harpers Farm\Harpers Farm.dwg, 4/21/2026

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HOWARD COUNTY, MARYLAND

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CAPITAL PROJECT NO. _____

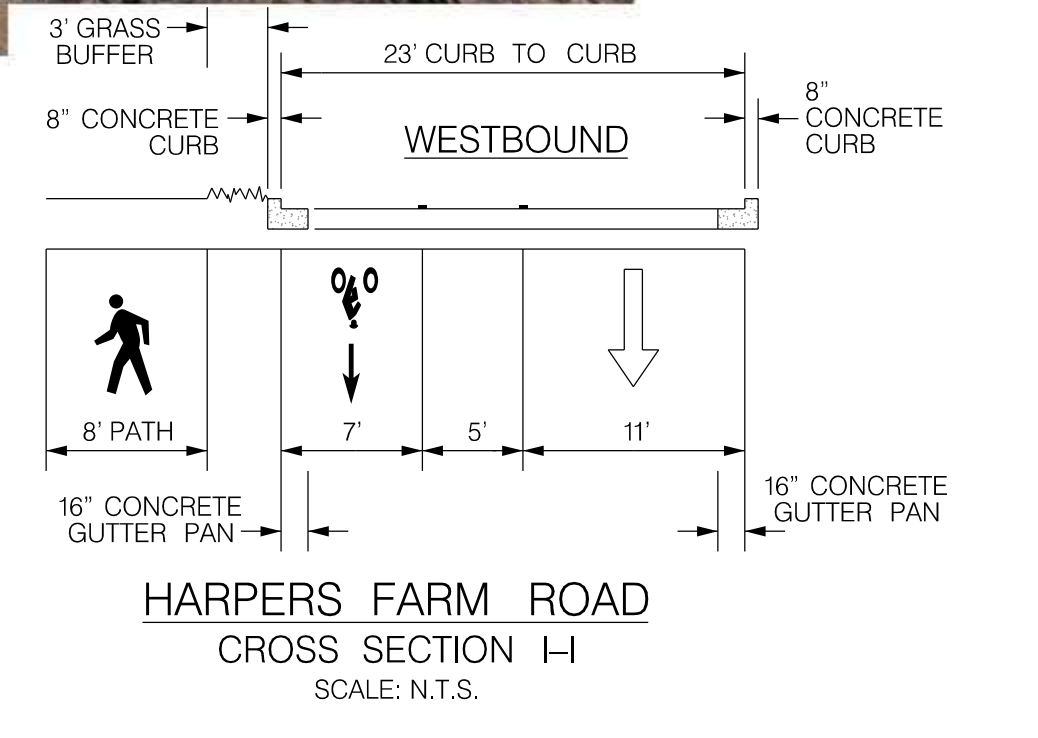
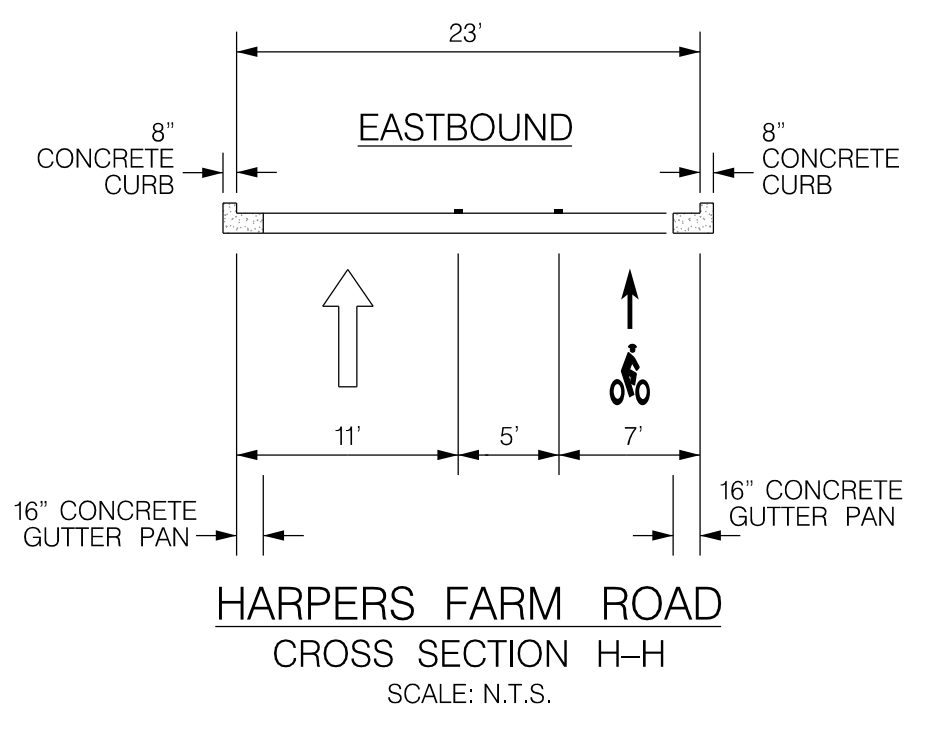
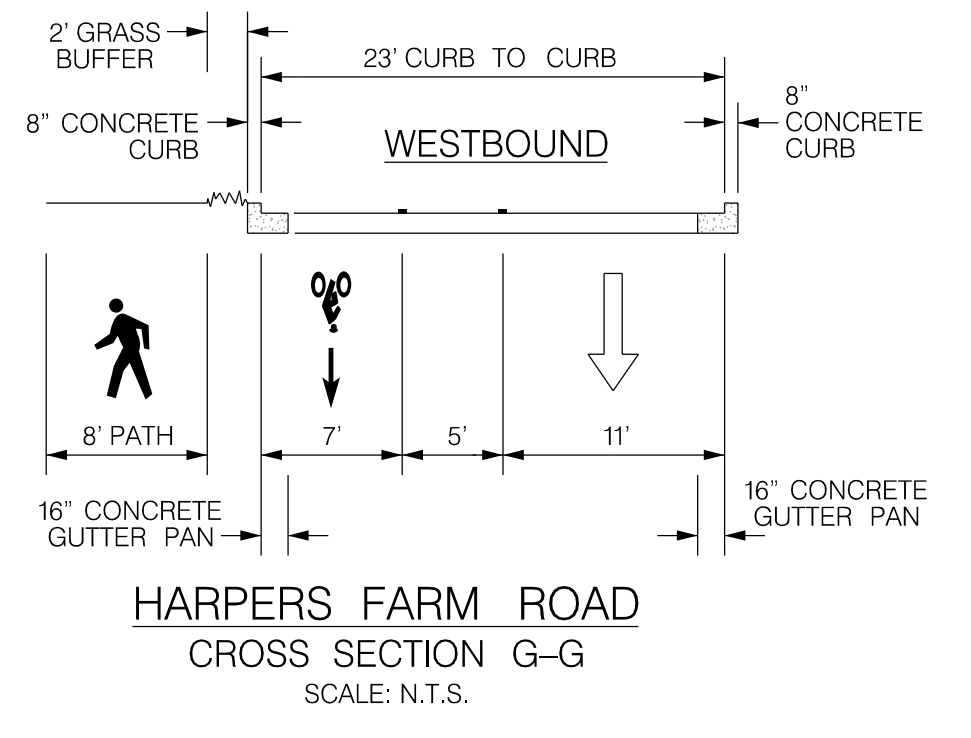
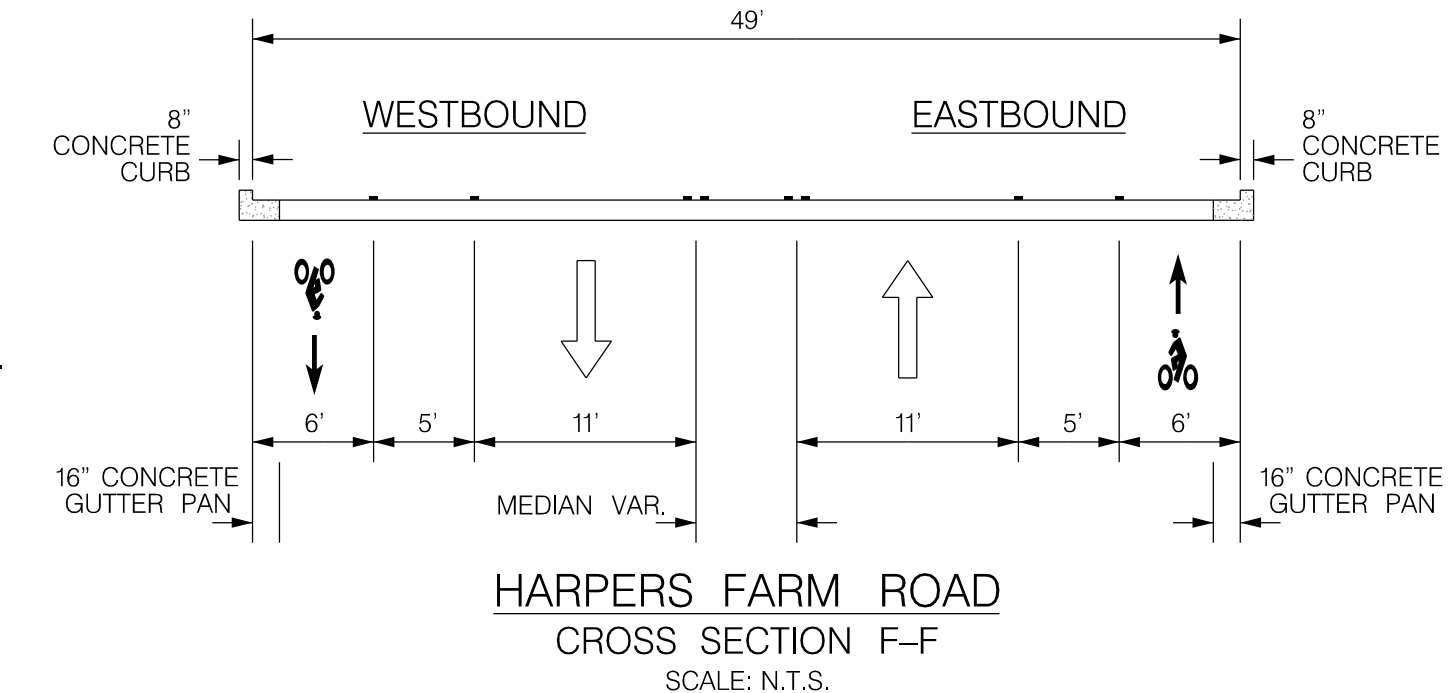
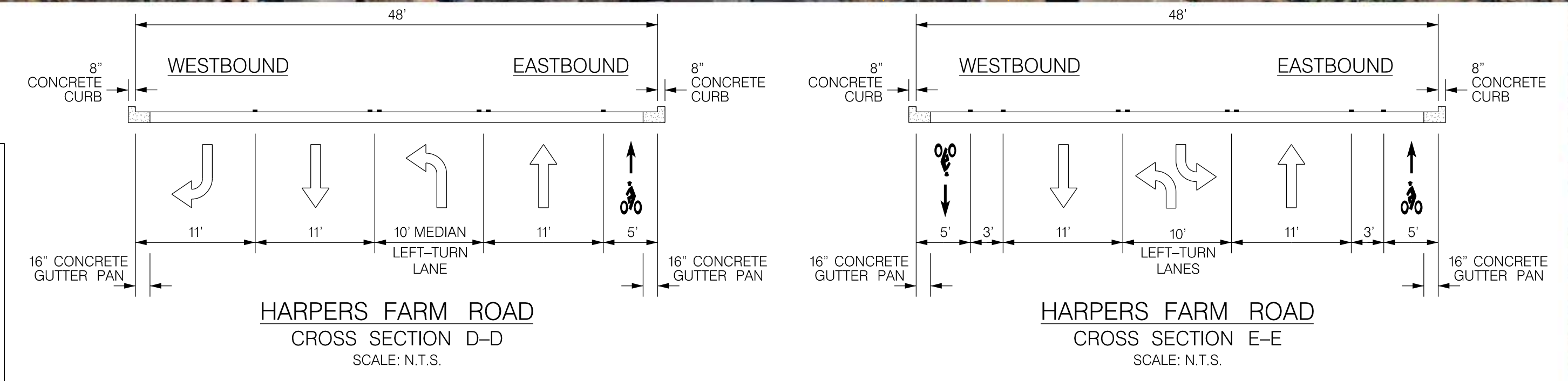
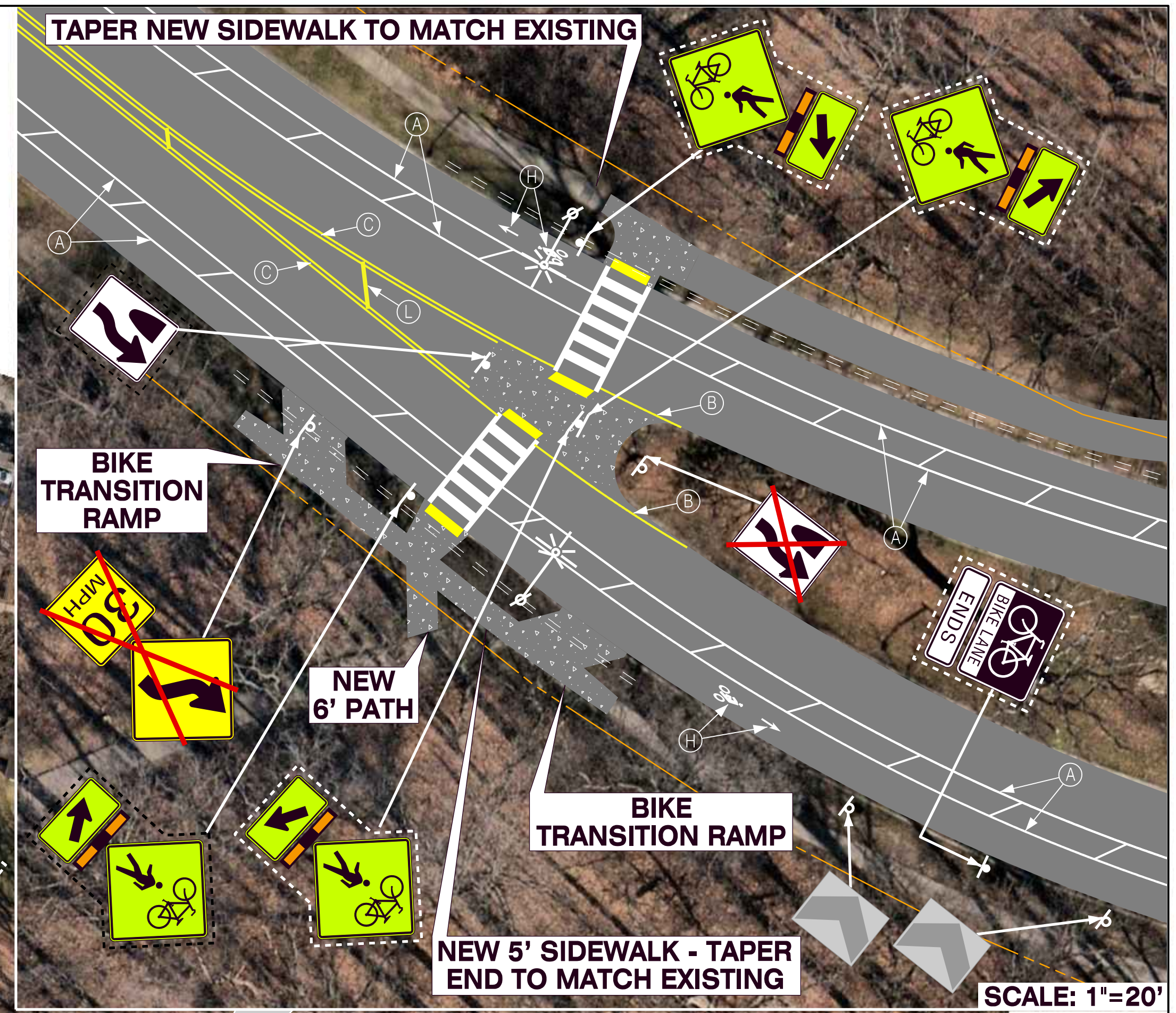
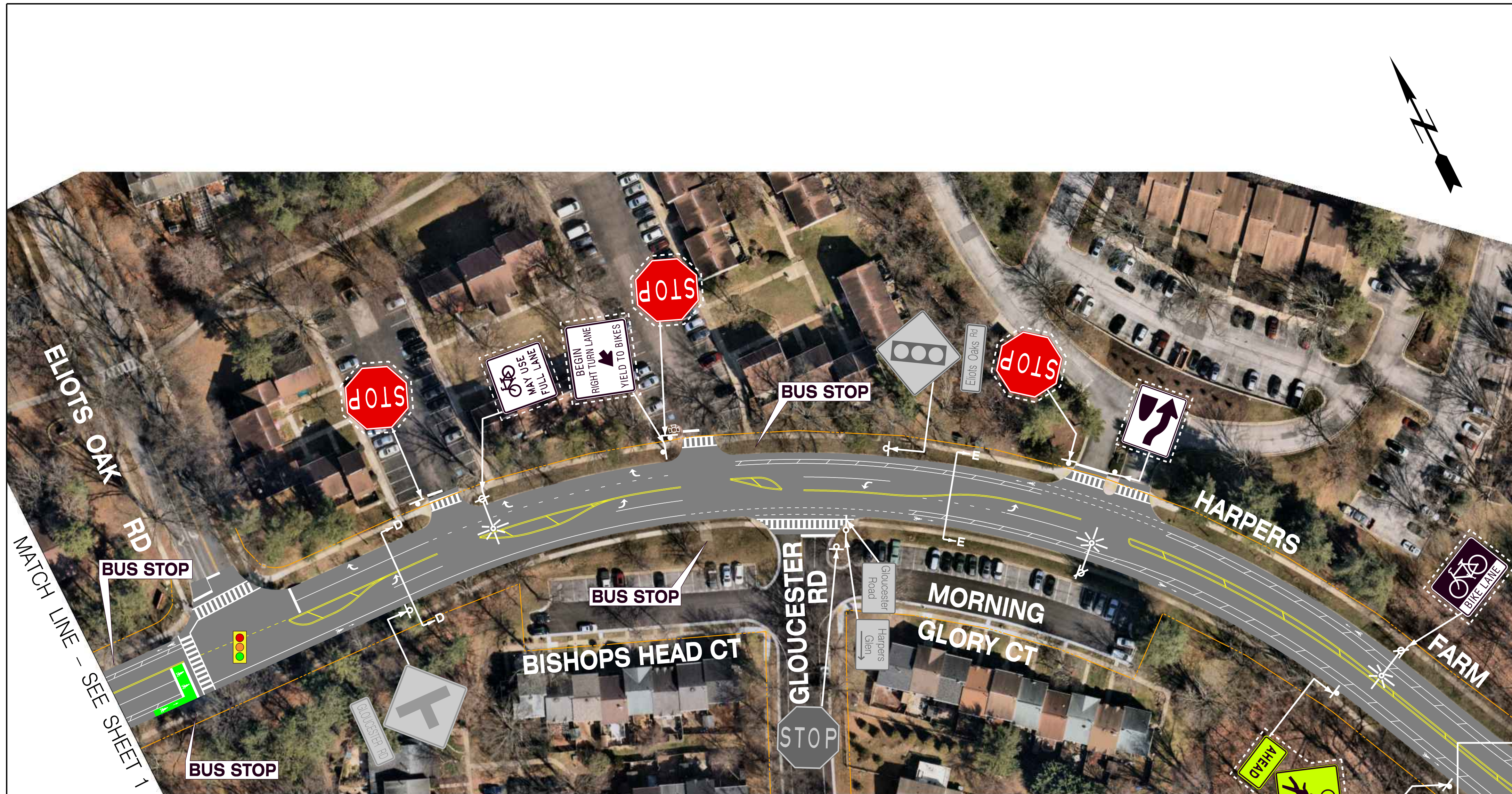
MAP NO. _____ BLOCK NO. _____

ELECTION DISTRICT 4

HOWARD COUNTY, MARYLAND

SCALE 1" = 50'

SHEET 1 OF 4



- LEGEND**
- EXISTING GROUND MOUNTED SIGN
 - PROPOSED GROUND MOUNTED SIGN AND SUPPORT
 - EXISTING SIGN AND SUPPORT TO REMAIN
 - EXISTING SIGN AND SUPPORT TO BE REMOVED
 - PROPOSED SIGN AND SUPPORT
 - SIGNALIZED INTERSECTION
 - PROPOSED TUBULAR MARKER
 - EXISTING STREET LIGHT WITH SIGN
 - EXISTING FIRE HYDRANT
 - EXISTING ROW
 - ASPHALT
 - CONCRETE
 - 4" PVC CONDUIT (SCHEDULE 40)

NOTE: SEE PLAN VIEW FOR BICYCLE AND PAVEMENT MARKING ARROW PLACEMENT.

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| DRN: RL | | | |
| CHK: MJW | | | |
| DATE: 4/21/2026 | | | |

CAPITAL PROJECT NO. _____

MAP NO. _____ BLOCK NO. _____

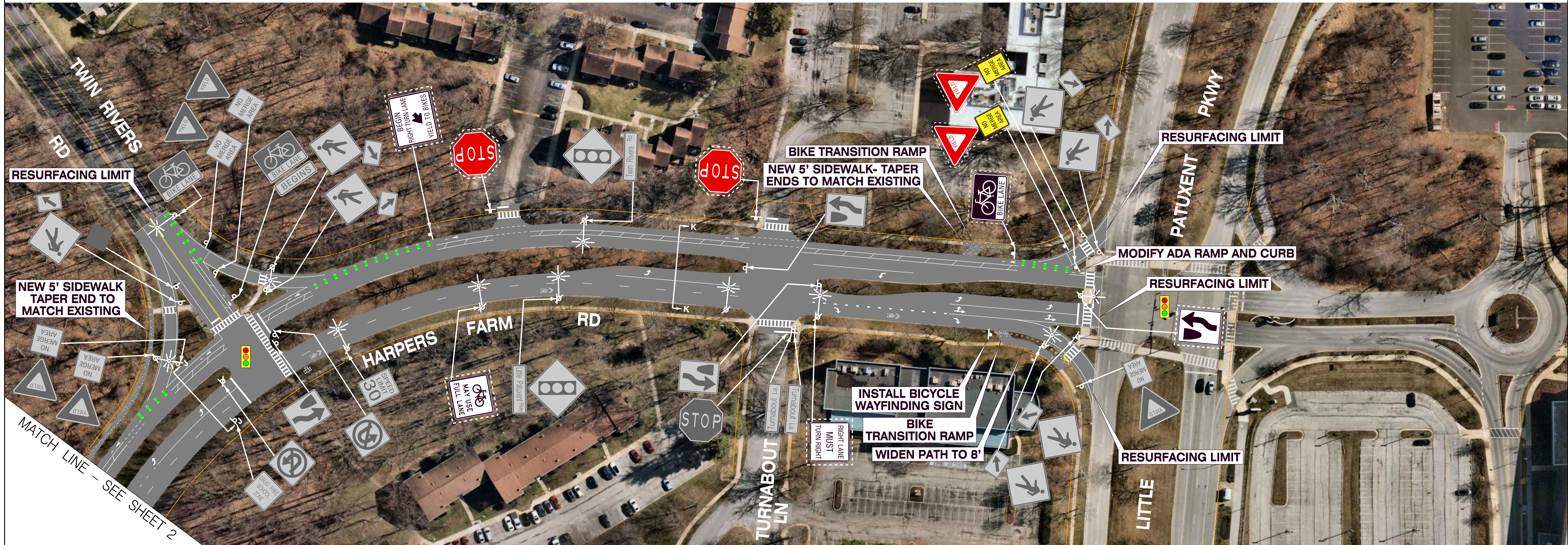
COMPLETE STREETS
HARPERS FARM ROAD FROM
HARPERS CHOICE VILLAGE CENTER
TO LITTLE PATUXENT PARKWAY

ELECTION DISTRICT 4

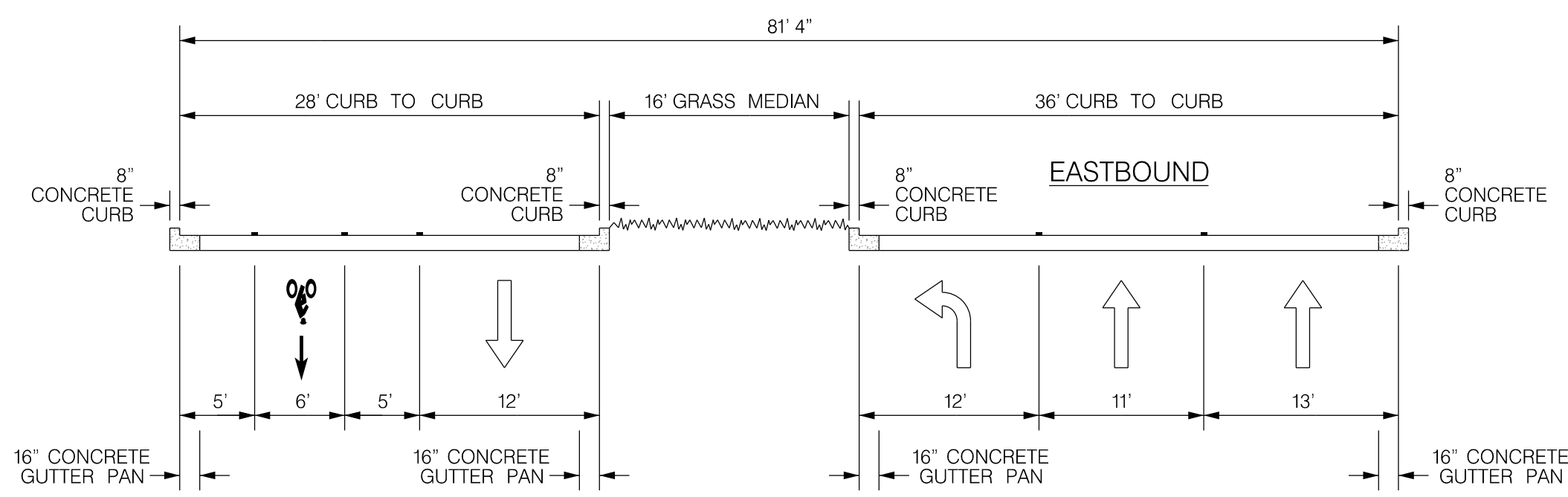
HOWARD COUNTY, MARYLAND

SCALE
1" = 50'
SHEET
2 OF 4

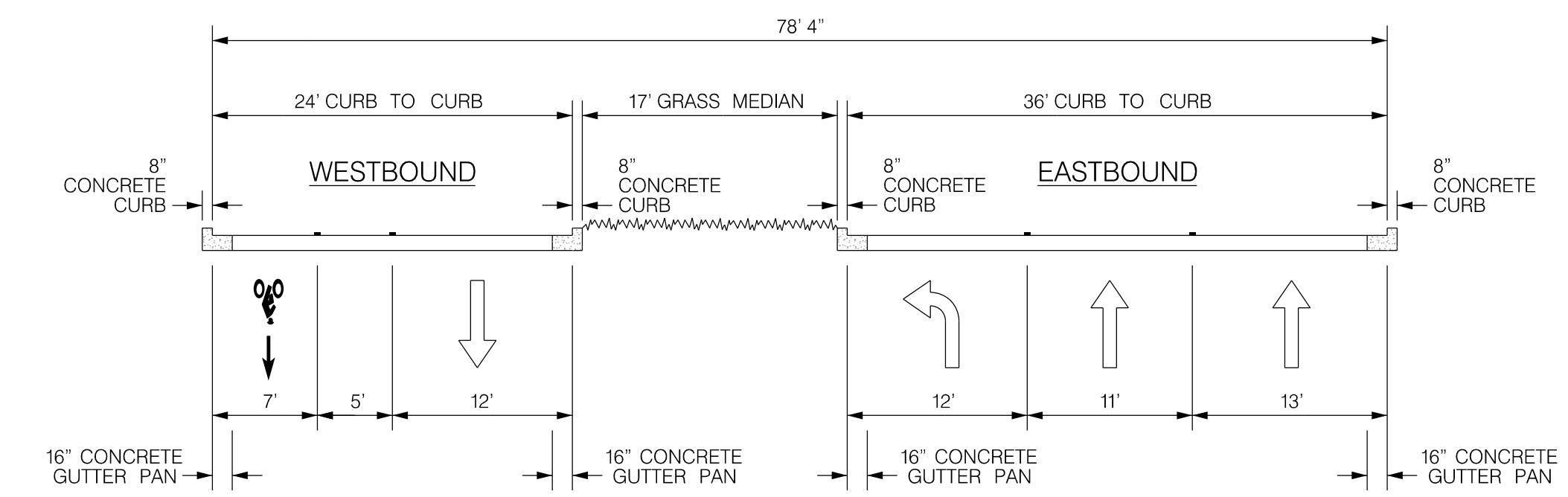
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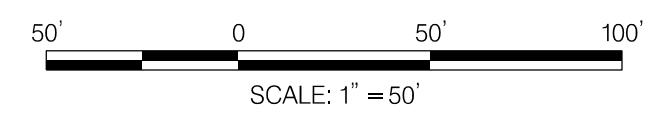
HARPERS FARM ROAD
CROSS SECTION J-J
SCALE: N.T.S.



HARPERS FARM ROAD
CROSS SECTION K-K
SCALE: N.T.S.

NOTE: SEE PLAN VIEW FOR BICYCLE AND PAVEMENT MARKING ARROW PLACEMENT.

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DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND

DIRECTOR OF PUBLIC WORKS _____ CHIEF, BUREAU OF ENGINEERING _____

CHIEF, TRANSPORTATION AND SPECIAL PROJECTS DIVISION _____ CHIEF, BUREAU OF HIGHWAYS _____



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CAPITAL PROJECT NO. _____

MAP NO. _____ BLOCK NO. _____

ELECTION DISTRICT 4

HOWARD COUNTY, MARYLAND

SCALE 1" = 50'

SHEET 3 OF 4

HARPERS FARM ROAD LEVEL OF SERVICE & DELAY

| Approach | AM Peak Hour | | | | | | | | PM Peak Hour | | | | | | | | |
|---|------------------------|--------------|--------------------|------------------|------------------------|--------------|--------------------|------------------|------------------------|--------------|----------------------------|------------------|------------------------|--------------|----------------------------|------------------|---|
| | Existing Condition | | | | Proposed Condition | | | | Existing Condition | | | | Proposed Condition | | | | |
| | Approach Delay (s/veh) | Approach LOS | Intersection Delay | Intersection LOS | Approach Delay (s/veh) | Approach LOS | Intersection Delay | Intersection LOS | Approach Delay (s/veh) | Approach LOS | Intersection Delay (s/veh) | Intersection LOS | Approach Delay (s/veh) | Approach LOS | Intersection Delay (s/veh) | Intersection LOS | |
| Harpers Farm Rd at Little Patuxent Pkwy | Little Patuxent (EB) | 29.7 | C | 29.8 | C | 33.4 | C | 31.1 | C | 24.3 | C | 29.4 | C | 24.3 | C | 29.4 | C |
| | Little Patuxent (WB) | 29.9 | C | | 27.4 | C | 28.2 | | C | 28.2 | C | | | | | | |
| | Harpers Farm (NB) | 81.9 | F | | 81.9 | F | 36.2 | | D | 36.2 | D | | | | | | |
| | Harpers Farm (SB) | 27 | C | | 33.7 | C | 36.1 | | D | 36.1 | D | | | | | | |
| Harpers Farm Rd at Twin Rivers Rd | Twin Rivers (WB) | 9.9 | A | 16.2 | B | 10.3 | B | 17.4 | B | 9.6 | A | 20.4 | C | 9.7 | A | 18.2 | B |
| | Harpers Farm (NB) | 16.4 | B | | 16.4 | B | 16.9 | | B | 16.9 | B | | | | | | |
| | Harpers Farm (SB) | 21.7 | C | | 24.1 | C | 37.4 | | D | 25.5 | C | | | | | | |
| Harpers Farm Rd at Eliots Oak Rd | Harpers Farm (EB) | 11.2 | B | 12.9 | B | 12.2 | B | 13.6 | B | 7.8 | A | 12.8 | B | 6.1 | A | 10 | B |
| | Harpers Farm (WB) | 10.6 | B | | 11.7 | B | 13.8 | | B | 9.7 | B | | | | | | |
| | Eliots Oak (SB) | 12.9 | B | | 18.5 | B | 21.9 | | C | 21.9 | C | | | | | | |
| Harpers Farm Rd at Beaverkill Rd | Harpers Farm (EB) | 2.6 | A | 8.9 | A | 5.2 | A | 13.7 | B | 1.9 | A | 6.3 | A | 2.1 | A | 7.9 | A |
| | Harpers Farm (WB) | 6.2 | A | | 15.5 | B | 2.3 | | A | 5.9 | A | | | | | | |
| | Beaverkill (SB) | 28.4 | C | | 28.4 | C | 42.4 | | D | 42.4 | D | | | | | | |
| Harpers Farm Rd at Cedar Ln | Harpers Farm (EB) | 11.1 | B | 13.2 | B | 11.2 | B | 13.8 | B | 26.4 | C | 25.0 | C | 36.4 | D | 29.4 | C |
| | Harpers Farm (WB) | 8.6 | A | | 10.9 | B | 11.5 | | B | 14.2 | B | | | | | | |
| | Cedar (NB) | 23.4 | C | | 23.4 | C | 36.4 | | D | 38.1 | D | | | | | | |
| Harpers Farm Rd at Harpers Choice Village | Harpers Farm (EB) | 3.2 | A | 9.0 | A | 3.3 | A | 8.4 | A | 3.8 | A | 13.4 | B | 3.9 | A | 13.6 | B |
| | Harpers Farm (WB) | 9.2 | A | | 8 | A | 11.8 | | B | 13 | B | | | | | | |
| | Harpers Choice (SB) | 33.4 | C | | 33.4 | C | 40.4 | | D | 40.4 | D | | | | | | |

HARPERS FARM ROAD QUEUE LENGTHS

| Intersection | Approach | Movement | Available Storage (ft) | AM Peak Hour 95th Percentile Queues (ft) | | PM Peak Hour 95th Percentile Queues (ft) | |
|---|----------------------|----------|------------------------|--|--------------------|--|--------------------|
| | | | | Existing Condition | Proposed Condition | Existing Condition | Proposed Condition |
| Harpers Farm Rd at Little Patuxent Pkwy | Little Patuxent (EB) | L | 225 | 175 | 185 | 90 | 95 |
| | | T | | 100 | 110 | 145 | 145 |
| | | R | 225 | 0 | 0 | 45 | 0 |
| | Little Patuxent (WB) | L | 350 | 90 | 105 | 75 | 75 |
| | | T | | 115 | 115 | 160 | 140 |
| | | TR | | 95 | 145 | 165 | 210 |
| | Harpers Farm (NB) | L | | 15 | 20 | 40 | 45 |
| | | TR | | 40 | 40 | 80 | 70 |
| | | L | 175 | 95 | 110 | 120 | 105 |
| | Harpers Farm (SB) | LT | | 125 | 145 | 135 | 130 |
| R | | 175 | 0 | 15 | 0 | 0 | |
| L | | | 130 | 145 | 165 | 190 | |
| Harpers Farm Rd at Twin Rivers Rd | Twin Rivers (WB) | R | 200 | 40 | 30 | 45 | 150 |
| | | T | | 55 | 120 | 115 | 255 |
| | Harpers Farm (NB) | TR | | 50 | - | 120 | - |
| | | R | 250 | - | 30 | - | 110 |
| | Harpers Farm (SB) | L | 275 | 240 | 240 | 280 | 255 |
| T | | | 115 | 125 | 115 | 140 | |
| Harpers Farm Rd at Eliots Oak Rd | Harpers Farm (EB) | L | 150 | 100 | 120 | 155 | 150 |
| | | T | | 130 | 145 | 145 | 200 |
| | Harpers Farm (WB) | T/TR | | 115 | 160 | 195 | 245 |
| | | R | 325 | - | 45 | - | 65 |
| Eliots Oak (SB) | L | 200 | 155 | 155 | 140 | 120 | |
| | R | | 65 | 65 | 60 | 75 | |
| Harpers Farm Rd at Beaverkill Rd | Harpers Farm (EB) | L | 150 | 75 | 90 | 65 | 70 |
| | | T | | 75 | 100 | 65 | 95 |
| | Harpers Farm (WB) | TR | | 90 | 215 | 80 | 215 |
| | | L | | 115 | 115 | 120 | 120 |
| Beaverkill (SB) | L | | 115 | 70 | 55 | 60 | |
| | R | | 55 | 70 | 55 | 60 | |
| Harpers Farm Rd at Cedar Ln | Harpers Farm (EB) | T | | 200 | 235 | 305 | 380 |
| | | R | 200 | 120 | 130 | 95 | 105 |
| | Harpers Farm (WB) | L | 150 | 115 | 130 | 110 | 130 |
| | | T | | 75 | 115 | 120 | 265 |
| | Cedar (NB) | L | | 185 | 170 | 375 | 390 |
| R | | | 75 | 75 | 105 | 150 | |
| Harpers Farm Rd at Harpers Choice Village | Harpers Farm (EB) | L | 150 | 40 | 45 | 65 | 65 |
| | | T | | 90 | 80 | 85 | 110 |
| | Harpers Farm (WB) | T | | 65 | 85 | 160 | 160 |
| | | TR | | 85 | 65 | 175 | 175 |
| | Harpers Choice (SB) | L | | 130 | 125 | 185 | 175 |
| R | | 150 | 70 | 50 | 115 | 115 | |

Queue exceeds available storage

Greater than 50% increase in queue length

| Level of Service Criteria for Signalized Intersections | |
|--|---------------------------------|
| Level of Service | Average Control Delay (Sec/Veh) |
| A | ≤10 |
| B | >10 - 20 |
| C | >20 - 35 |
| D | >30 - 55 |
| E | >55 - 80 |
| F | >80 |

- EXISTING CONDITIONS BASED ON TRAFFIC VOLUME DATA COLLECTED IN APRIL 2022.
- PROPOSED CONDITIONS BASED ON TRAFFIC VOLUME PROJECTIONS USING BACKGROUND APPROVED DEVELOPMENTS AT THE TIME OF ANALYSIS.

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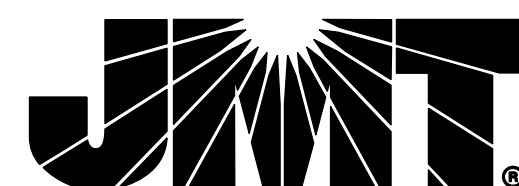
DEPARTMENT OF PUBLIC WORKS
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CHIEF, BUREAU OF ENGINEERING

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CHIEF, BUREAU OF HIGHWAYS



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| DATE: 4/21/2026 | | | |

CAPITAL PROJECT NO.

MAP NO. BLOCK NO.

ELECTION DISTRICT 4

COMPLETE STREETS
HARPERS FARM ROAD FROM
HARPERS CHOICE VILLAGE CENTER
TO LITTLE PATUXENT PARKWAY

HOWARD COUNTY, MARYLAND

SCALE
N.T.S.

SHEET

4 OF 4