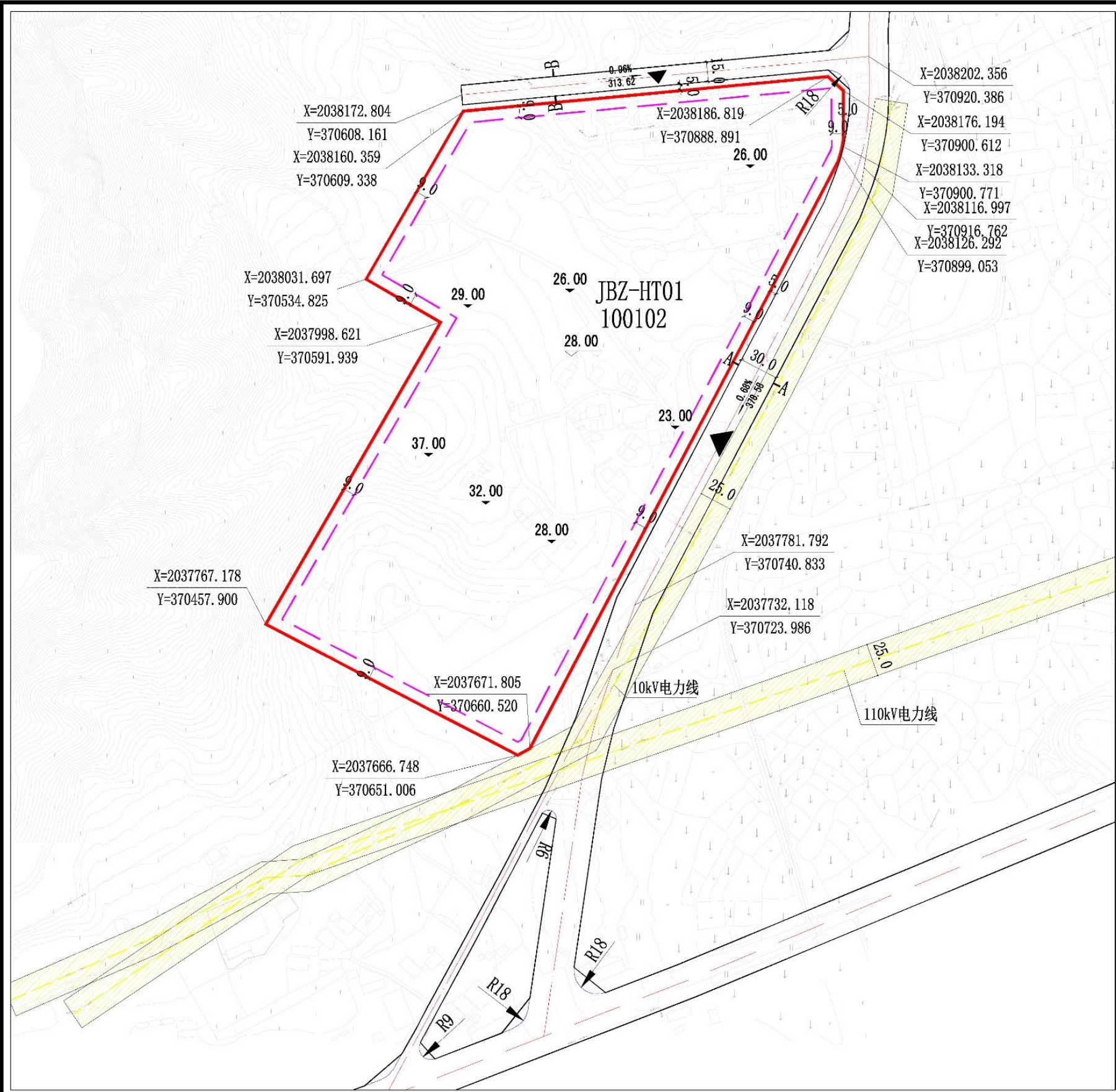


三亚市预拌商品混凝土搅拌站控规分图则

批前公示稿

规划选址一：海棠区规划新建图则



三亞市預拌商品混凝土攪拌站控規分圖則

海棠區規劃新建圖則（遠期）

地块位置示意图

地块指标控制表								
地块编码	用地性质及代码	用地面积(公顷)	容积率	建筑限高(米)	建筑密度(%)	建筑系数(%)	绿地率(%)	停车位(个)
JBZ-HT01	二类工业用地(100102)	12.30	≥1.0	≤40	≥40	≤50	≥25	0.2车位/建筑面积100m²

图例

地块边界线

道路红线

建筑后退线

道路中线

路缘石线

黄线控制区

建议开口方向

地块控制点坐标

宽度标注

道路横断面

地块编码

50.00 现状标高

32.00 设计标高

R15 道路转弯半径

禁止机动车开口线

1.0% 坡度

100.00 坡长

道路横断面图

控制指标说明

1、用地指标依据《工业项目建设用地控制指标》《海南省产业用地控制指标》《海南省城镇园林绿化条例》，JBZ-HT01地块预拌商品混凝土规划设计产能合计600万m³/年。

2、工业用地项目所需行政办公及生活服务设施用地面积不得超过工业用地项目总用地面积的7%，且建筑面积≤工业项目总建筑面积15%。

3、地块建设方案应融合绿色环保设计理念，加强厂区环境景观设计，提升工业项目的城市景观环境品质。

4、建筑风格以现代、简洁为主，建筑色彩宜采用明快淡雅的色调，限制使用鲜艳的色彩，营造热带滨海城市工业建筑特色氛围，展现自贸港标杆城市特色工业建筑风采。

5、预拌商品混凝土搅拌站应采用环保封闭式建设方式，消防、隔音、粉尘、废水废物排放、搅拌车车速等项目建设要求应符合《建筑施工机械与设备环保型混凝土搅拌站（楼）》JB/T12816-2016《预拌混凝土生产操作规程》DGTJ-08-227-2014、《三亞市城市规划管理技术规定》等相关规范标准。

6、JBZ-HT01地块南侧预留规划第二通道接入海榆东线，道路建设不可占用基本农田，道路建设需符合相关规划、相关规定要求。

备注

1、用地分类依据《国土空间调查、规划、用途管制用地分类指南》（试行）。

2、配套设施标准应符合国家有关规范。

3、本图则中的地块限高为规划限高，当规划限高与其它管理部门的限高要求不一致时，限高要求以低限高度值为准。

4、本图则中建筑退让距离仅为低限，各地块在开发建设中建筑退让红线距离需根据项目临红线建筑的高度，参照《三亞市城市规划管理技术规定》，由规划行政主管部门核准执行。若相邻多个地块统一建设地块之间建筑后退，可根据实际方案统一考虑。

5、本图则坐标系为大地2000坐标系，高程为国家85高程，尺寸以米为单位。

6、配建停车位除应符合《三亞市城市规划管理技术规定》外，还应符合规划行政主管部门的相关要求。

7、本图则未涉及的其他规划要求，由规划行政主管部门根据相关规定确定并执行。

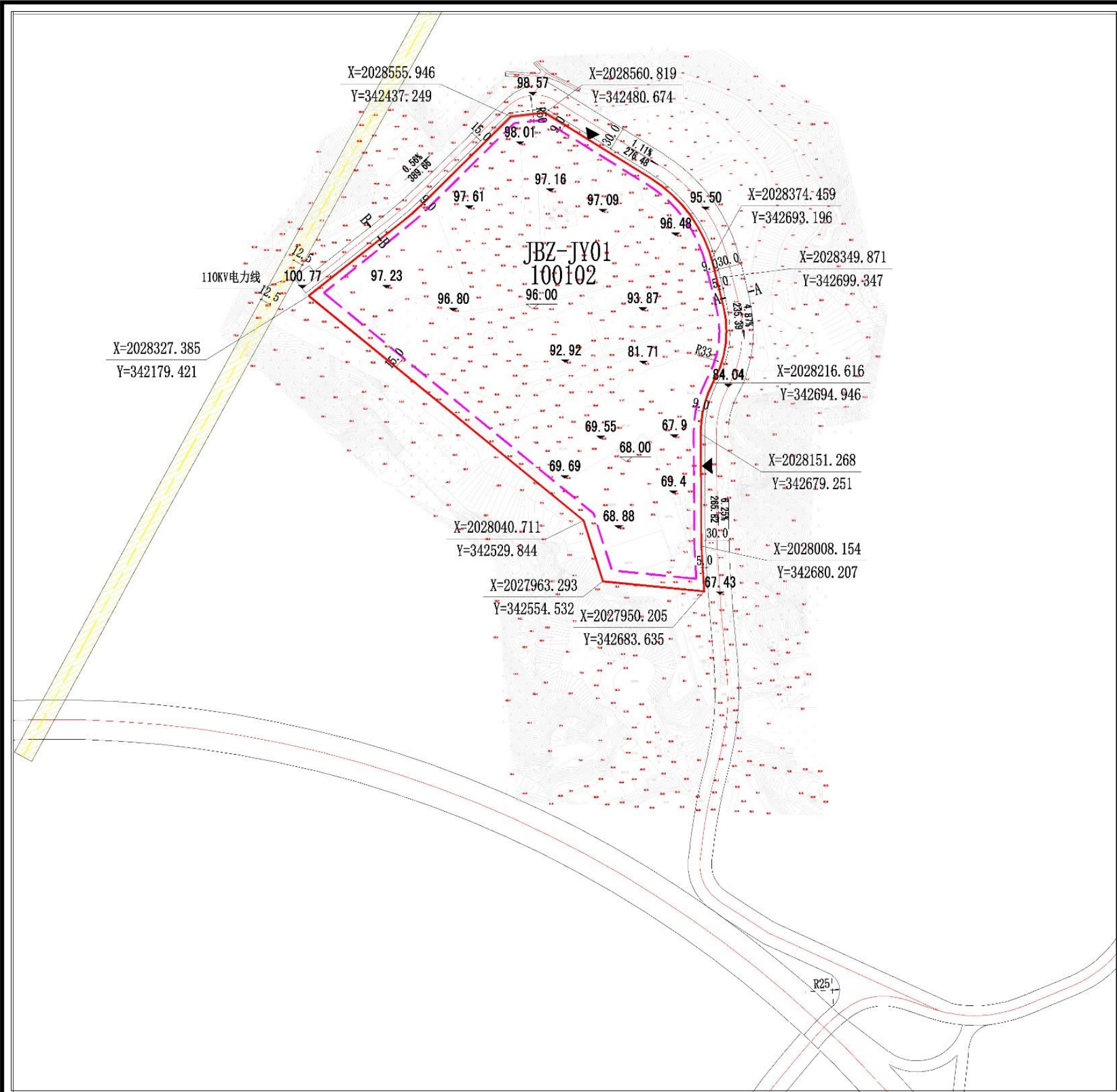
编制单位

中元国际（海南）工程设计研究院有限公司

编制日期

2023.05

规划选址二：吉阳区规划新建图则



三阳市预拌商品混凝土搅拌站控规分图则

吉阳区规划新建图则

地块位置示意图

N
0 25 50 100m
1:5000

地块指标控制表

地块编码	用地性质及代码	用地面积(公顷)	容积率	建筑限高(米)	建筑密度(%)	建筑系数(%)	绿地率(%)	停车位(个)
JBZ-JY01	二类工业用地(100102)	18.08	≥1.0	≤40	≥40	≤50	≥25	0.2车位/建筑面积100㎡

图例

地块边界线

道路红线

建筑后退线

道路中线

路缘石线

黄线控制区

建议开口方向

地块控制点坐标

宽度标注

A-A 道路横断面

JBZ-JY01 地块编码

92.92 现状标高

65.00 设计标高

R25 道路转弯半径

禁止机动车开口线

坡度

坡长

道路横断面图

A-A 道路横断面

B-B 道路横断面

控制指标说明

1、用地指标依据《工业项目建设用地控制指标》《海南省产业用地控制指标》《海南省城镇园林绿化条例》，JBZ-JY01地块预拌商品混凝土规划设计产能合计360万m³/年。

2、工业用地项目所需行政办公及生活服务设施用地面积不得超过工业用地项目总用地面积的7%，且建筑面积≤工业项目总建筑面积15%。

3、地块建设方案应融合绿色环保设计理念，加强厂区环境景观设计，提升工业项目的城市景观环境品质。

4、建筑风格以现代、简洁为主，建筑色彩宜采用明快淡雅的色调，限制使用鲜艳的色彩，营造热带滨海城市工业建筑特色氛围，展现自贸港标杆城市特色工业建筑风采。

5、预拌商品混凝土搅拌站应采用环保封闭式建设方式，消防、隔音、粉尘、废水废物排放、搅拌车车速等项目建设要求应符合《建筑施工机械与设备环保型混凝土搅拌站（楼）》JB/T12816-2016《预拌混凝土生产规程》DGTJ-08-227-2014、《三阳市城市规划管理技术规定》等相关规范标准。

6、本地块沿山坡区域应做边坡支护，同时坡底做挡土墙防护等防护措施，保障场地使用安全。

备注

1、用地分类依据《国土空间调查、规划、用途管制用地分类指南》（试行）。

2、配套设施标准应符合国家有关规范。

3、本图则中的地块限高为规划限高，当规划限高与其它管理部门的限高要求不一致时，限高要求以低限高度值为准。

4、本图则中建筑退让距离仅为低限，各地块在开发建设中建筑退让红线距离需根据项目临红线建筑的高度，参照《三阳市城市规划管理技术规定》，由规划行政管理部门核准执行。若相邻多个地块统一建设地块之间建筑后退，可根据实际方案统一考虑。

5、本图则坐标系为大地2000坐标系，高程为国家85高程，尺寸以米为单位。

6、配套设施除应符合《三阳市城市规划管理技术规定》外，还应符合规划行政主管部门的相关要求。

7、本图则未涉及的其他规划要求，由规划行政主管部门根据相关规定确定并执行。

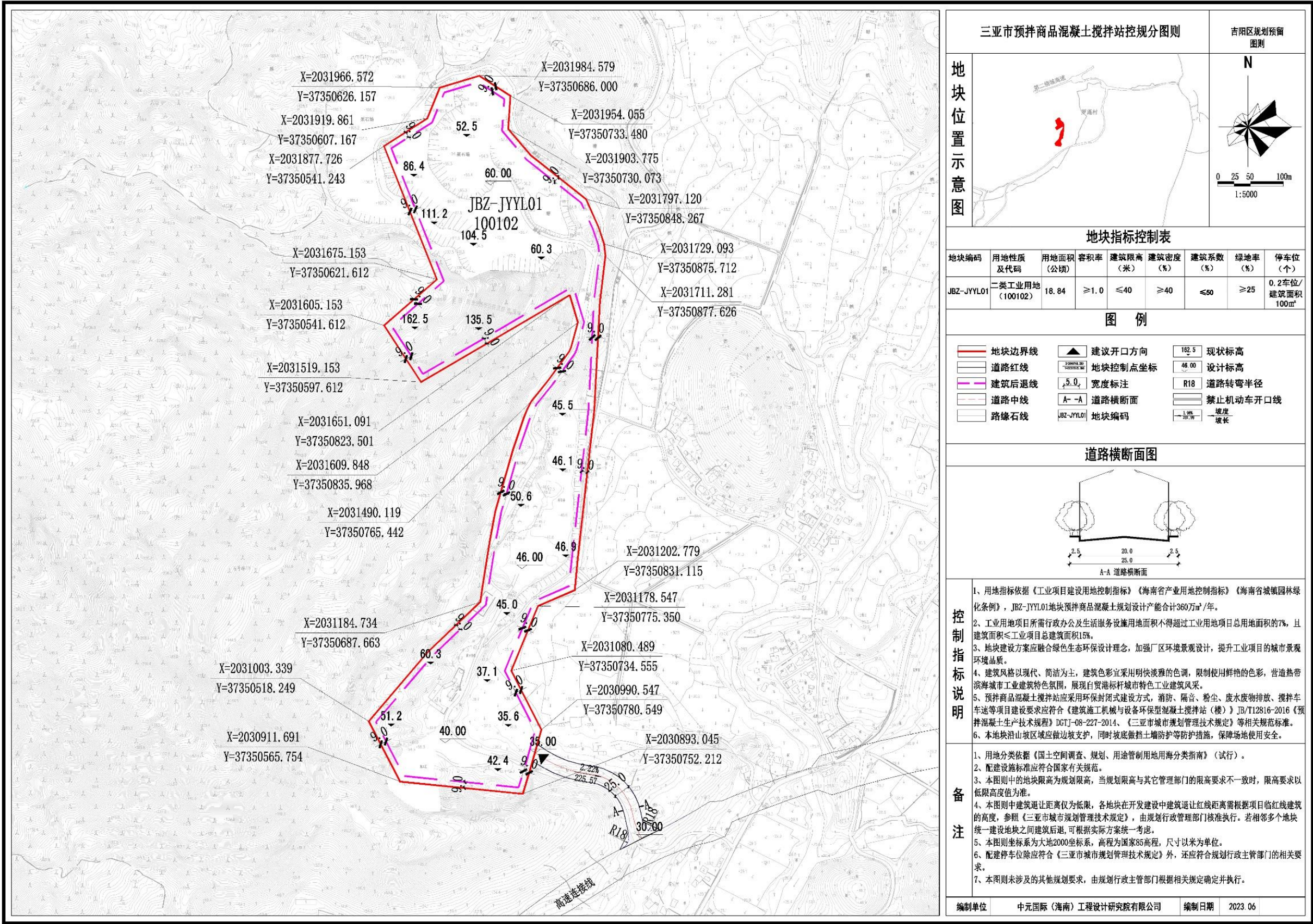
编制单位

中元国际（海南）工程设计研究院有限公司

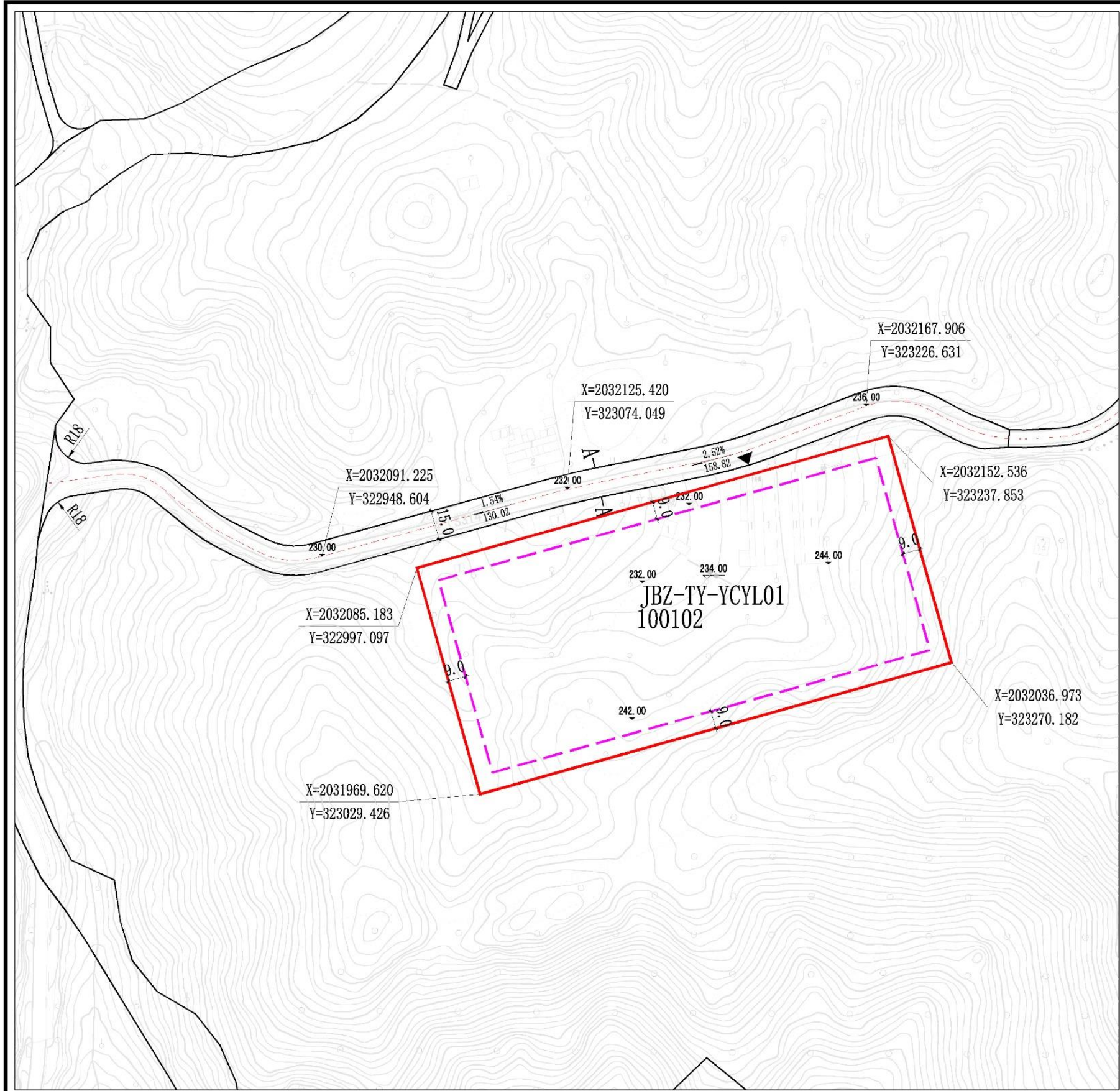
编制日期

2023.06

规划选址三：吉阳区规划预留图则



规划选址四：天涯-育才规划预留图则



三亚市预拌商品混凝土搅拌站控规分图则

天涯-育才规划预留图则

地块位置示意图

N
0 10 20 40m
1:2000

地块指标控制表

地块编码	用地性质及代码	用地面积(公顷)	容积率	建筑限高(米)	建筑密度(%)	建筑系数(%)	绿地率(%)	停车位(个)
JBZ-TY-YCYL01	二类工业用地(100102)	3.00	≥1.0	≤40	≥40	≤60	≥25	0.2车位/建筑面积100m²

图例

地块边界线

道路红线

建筑后退线

道路中线

路缘石线

建议开口方向

地块控制点坐标

宽度标注

道路横断面

地块编码

现状标高

设计标高

道路转弯半径

坡度

坡长

道路横断面图

A-A 道路横断面

控制指标说明

1、用地指标依据《工业项目建设用地控制指标》《海南省产业用地控制指标》《海南省城镇园林化条例》，JBZ-TY-YCYL01地块预拌商品混凝土规划设计产能合计150万m³/年。
2、工业用地项目所需行政办公及生活服务设施用地面积不得超过工业用地项目总用地面积的7%，且建筑面积≤工业项目总建筑面积15%。
3、地块建设方案应融合绿色环保设计理念，加强厂区环境景观设计，提升工业项目的城市景观环境品质。
4、建筑风格以现代、简洁为主，建筑色彩宜采用明快淡雅的色调，限制使用鲜艳的色彩，营造热带滨海城市工业建筑特色氛围，展现自贸港标杆城市特色工业建筑风采。
5、预拌商品混凝土搅拌站应采用环保封闭式建设方式，消防、隔音、粉尘、废水废物排放、搅拌车车速等项目建设要求应符合《建筑施工机械与设备环保型混凝土搅拌站（楼）》JB/T12816-2016《预拌混凝土生产操作规程》DGJ-08-227-2014、《三亚市城市规划管理技术规定》等相关规范标准。

备注

1、用地分类依据《国土空间调查、规划、用途管制用地分类指南》（试行）。
2、配建设施标准应符合国家有关规范。
3、本图则中的地块限高为规划限高，当规划限高与其它管理部门的限高要求不一致时，限高要求以低限高度值为准。
4、本图则中建筑退让距离仅为低限，各地块在开发建设中建筑退让红线距离需根据项目临红线建筑的高度，参照《三亚市城市规划管理技术规定》，由规划行政管理部门核准执行。若相邻多个地块统一建设地块之间建筑后退，可根据实际方案统一考虑。
5、本图则坐标系为大地2000坐标系，高程为国家85高程，尺寸以米为单位。
6、配建停车位除应符合《三亚市城市规划管理技术规定》外，还应符合规划行政主管部门的相关要求。
7、本图则未涉及的其他规划要求，由规划行政主管部门根据相关规定确定并执行。

编制单位

中元国际（海南）工程设计研究院有限公司

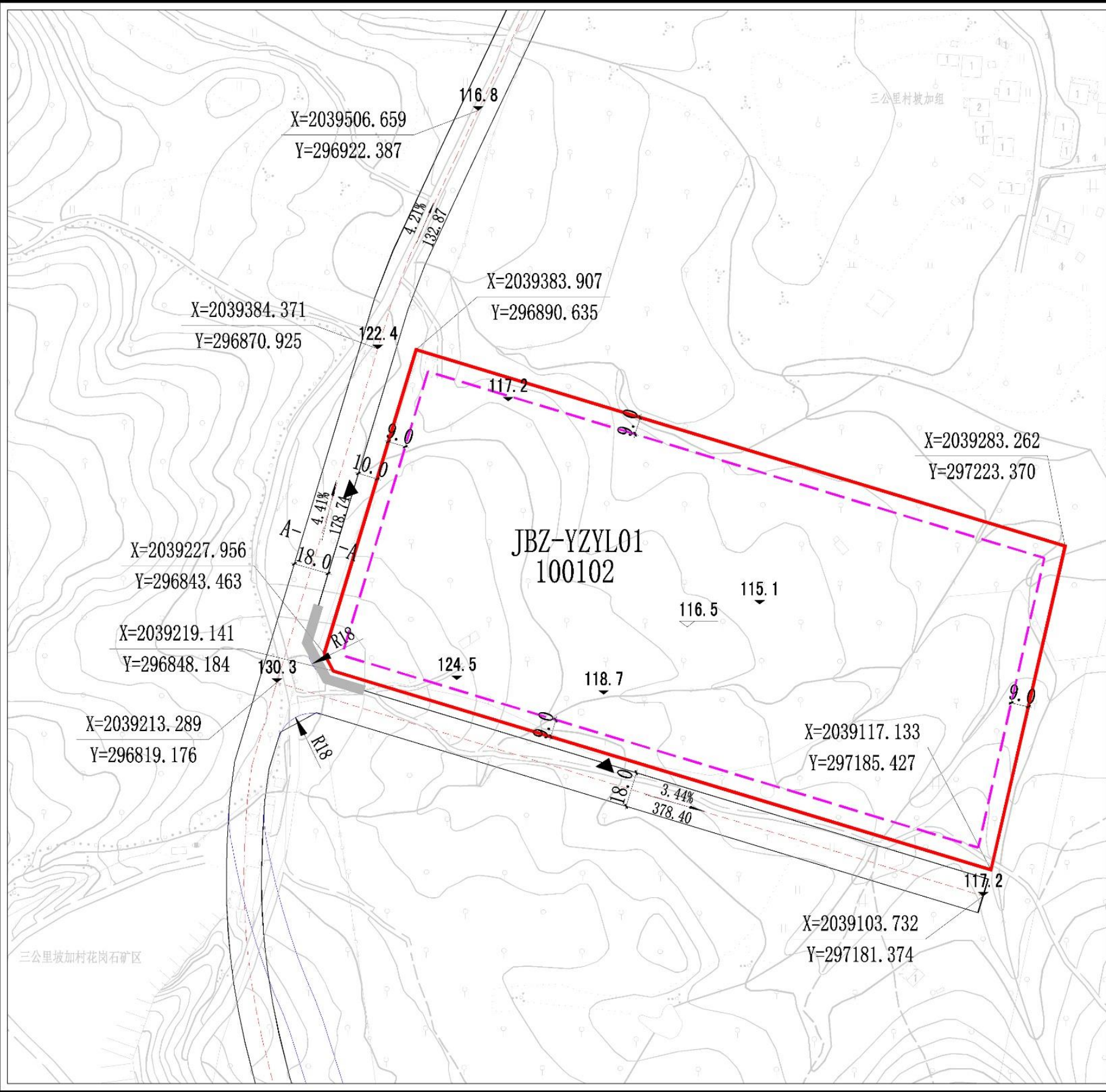
编制日期

2023.06

the 1990s, the number of people in the United States who are 65 years of age or older has increased by 50 percent. The number of people 75 years of age or older has increased by 100 percent. The number of people 85 years of age or older has increased by 200 percent. The number of people 95 years of age or older has increased by 400 percent. The number of people 100 years of age or older has increased by 1,000 percent. The number of people 105 years of age or older has increased by 2,000 percent. The number of people 110 years of age or older has increased by 4,000 percent. The number of people 115 years of age or older has increased by 8,000 percent. The number of people 120 years of age or older has increased by 16,000 percent. The number of people 125 years of age or older has increased by 32,000 percent. The number of people 130 years of age or older has increased by 64,000 percent. The number of people 135 years of age or older has increased by 128,000 percent. The number of people 140 years of age or older has increased by 256,000 percent. The number of people 145 years of age or older has increased by 512,000 percent. The number of people 150 years of age or older has increased by 1,024,000 percent. The number of people 155 years of age or older has increased by 2,048,000 percent. The number of people 160 years of age or older has increased by 4,096,000 percent. The number of people 165 years of age or older has increased by 8,192,000 percent. The number of people 170 years of age or older has increased by 16,384,000 percent. The number of people 175 years of age or older has increased by 32,768,000 percent. The number of people 180 years of age or older has increased by 65,536,000 percent. The number of people 185 years of age or older has increased by 131,072,000 percent. The number of people 190 years of age or older has increased by 262,144,000 percent. The number of people 195 years of age or older has increased by 524,288,000 percent. The number of people 200 years of age or older has increased by 1,048,576,000 percent. The number of people 205 years of age or older has increased by 2,097,152,000 percent. The number of people 210 years of age or older has increased by 4,194,304,000 percent. The number of people 215 years of age or older has increased by 8,388,608,000 percent. The number of people 220 years of age or older has increased by 16,777,216,000 percent. The number of people 225 years of age or older has increased by 33,554,432,000 percent. The number of people 230 years of age or older has increased by 67,108,864,000 percent. The number of people 235 years of age or older has increased by 134,217,728,000 percent. The number of people 240 years of age or older has increased by 268,435,456,000 percent. The number of people 245 years of age or older has increased by 536,870,912,000 percent. The number of people 250 years of age or older has increased by 1,073,741,824,000 percent. The number of people 255 years of age or older has increased by 2,147,483,648,000 percent. The number of people 260 years of age or older has increased by 4,294,967,296,000 percent. The number of people 265 years of age or older has increased by 8,589,934,592,000 percent. The number of people 270 years of age or older has increased by 17,179,869,184,000 percent. The number of people 275 years of age or older has increased by 34,359,738,368,000 percent. The number of people 280 years of age or older has increased by 68,719,476,736,000 percent. The number of people 285 years of age or older has increased by 137,438,953,472,000 percent. The number of people 290 years of age or older has increased by 274,877,906,944,000 percent. The number of people 295 years of age or older has increased by 549,755,813,888,000 percent. The number of people 300 years of age or older has increased by 1,099,511,627,776,000 percent. The number of people 305 years of age or older has increased by 2,199,023,255,552,000 percent. The number of people 310 years of age or older has increased by 4,398,046,511,104,000 percent. The number of people 315 years of age or older has increased by 8,796,093,022,208,000 percent. The number of people 320 years of age or older has increased by 17,592,186,044,416,000 percent. The number of people 325 years of age or older has increased by 35,184,372,088,832,000 percent. The number of people 330 years of age or older has increased by 70,368,744,177,664,000 percent. The number of people 335 years of age or older has increased by 140,737,488,355,328,000 percent. The number of people 340 years of age or older has increased by 281,474,976,710,656,000 percent. The number of people 345 years of age or older has increased by 562,949,953,421,312,000 percent. The number of people 350 years of age or older has increased by 1,125,899,906,842,624,000 percent. The number of people 355 years of age or older has increased by 2,251,799,813,685,248,000 percent. The number of people 360 years of age or older has increased by 4,503,599,627,370,496,000 percent. The number of people 365 years of age or older has increased by 9,007,199,254,740,992,000 percent. The number of people 370 years of age or older has increased by 18,014,398,509,481,984,000 percent. The number of people 375 years of age or older has increased by 36,028,797,018,963,968,000 percent. The number of people 380 years of age or older has increased by 72,057,594,037,927,936,000 percent. The number of people 385 years of age or older has increased by 144,115,188,075,855,872,000 percent. The number of people 390 years of age or older has increased by 288,230,376,151,711,744,000 percent. The number of people 395 years of age or older has increased by 576,460,752,303,423,488,000 percent. The number of people 400 years of age or older has increased by 1,152,921,504,606,846,976,000 percent. The number of people 405 years of age or older has increased by 2,305,843,009,213,693,952,000 percent. The number of people 410 years of age or older has increased by 4,611,686,018,427,387,904,000 percent. The number of people 415 years of age or older has increased by 9,223,372,036,854,775,808,000 percent. The number of people 420 years of age or older has increased by 18,446,744,073,709,551,616,000 percent. The number of people 425 years of age or older has increased by 36,893,488,147,419,103,232,000 percent. The number of people 430 years of age or older has increased by 73,786,976,294,838,206,464,000 percent. The number of people 435 years of age or older has increased by 147,573,952,589,676,412,928,000 percent. The number of people 440 years of age or older has increased by 295,147,905,179,352,825,856,000 percent. The number of people 445 years of age or older has increased by 590,295,810,358,705,651,712,000 percent. The number of people 450 years of age or older has increased by 1,180,591,620,717,411,303,424,000 percent. The number of people 455 years of age or older has increased by 2,361,183,241,434,822,606,848,000 percent. The number of people 460 years of age or older has increased by 4,722,366,482,869,645,213,696,000 percent. The number of people 465 years of age or older has increased by 9,444,732,965,739,290,427,392,000 percent. The number of people 470 years of age or older has increased by 18,889,465,931,478,580,854,784,000 percent. The number of people 475 years of age or older has increased by 37,778,931,862,957,161,709,568,000 percent. The number of people 480 years of age or older has increased by 75,557,863,725,914,323,419,136,000 percent. The number of people 485 years of age or older has increased by 151,115,727,451,828,646,838,272,000 percent. The number of people 490 years of age or older has increased by 302,231,454,903,657,293,676,544,000 percent. The number of people 495 years of age or older has increased by 604,462,909,807,314,587,353,088,000 percent. The number of people 500 years of age or older has increased by 1,208,925,819,614,629,174,706,176,000 percent. The number of people 505 years of age or older has increased by 2,417,851,639,229,258,349,412,352,000 percent. The number of people 510 years of age or older has increased by 4,835,703,278,458,516,698,824,704,000 percent. The number of people 515 years of age or older has increased by 9,671,406,556,917,033,397,649,408,000 percent. The number of people 520 years of age or older has increased by 19,342,813,113,834,066,795,298,816,000 percent. The number of people 525 years of age or older has increased by 38,685,626,227,668,133,590,597,632,000 percent. The number of people 530 years of age or older has increased by 77,371,252,455,336,267,181,195,264,000 percent. The number of people 535 years of age or older has increased by 154,742,504,910,672,534,362,390,528,000 percent. The number of people 540 years of age or older has increased by 309,485,009,821,345,068,724,781,056,000 percent. The number of people 545 years of age or older has increased by 618,970,019,642,690,137,449,562,112,000 percent. The number of people 550 years of age or older has increased by 1,237,940,039,285,380,274,899,124,224,000 percent. The number of people 555 years of age or older has increased by 2,475,880,078,570,760,549,798,248,448,000 percent. The number of people 560 years of age or older has increased by 4,951,760,157,141,521,099,596,496,896,000 percent. The number of people 565 years of age or older has increased by 9,903,520,314,283,042,199,193,993,792,000 percent. The number of people 570 years of age or older has increased by 19,807,040,628,566,084,398,387,9



规划选址六：崖州区规划预留图则



三亚市预拌商品混凝土搅拌站控规分图则

崖州区规划预留图则

地块位置示意图

N

0 10 20 40m

1:2000

地块指标控制表

地块编码	用地性质及代码	用地面积(公顷)	容积率	建筑限高(米)	建筑密度(%)	建筑系数(%)	绿地率(%)	停车位(个)
JBZ-YZYL01	二类工业用地(100102)	6.01	≥1.0	≤40	≥40	≤50	≥25	0.2车位/建筑面积100㎡

图例

地块边界线

道路红线

建筑后退线

道路中线

路缘石线

建议开口方向

地块控制点坐标

宽度标注

道路横断面

地块编码

现状标高

设计标高

道路转弯半径

禁止机动车开口线

坡度

道路横断面图

A-A 道路横断面

控制指标说明

1、用地指标依据《工业项目建设用地控制指标》《海南省产业用地控制指标》《海南省城镇园林绿化条例》，JBZ-YZYL01地块预拌商品混凝土规划设计产能合计240万m³/年。

2、工业用地项目所需行政办公及生活服务设施用地面积不得超过工业用地项目总用地面积的7%。

3、地块建设方案应融合绿色生态环保设计理念，加强厂区环境景观设计，提升工业项目的城市景观环境品质。

4、建筑风格以现代、简洁为主，建筑色彩宜采用明快淡雅的色调，限制使用鲜艳的色彩，营造热带滨海城市工业建筑特色氛围，展现自贸港标杆城市特色工业建筑风采。

5、预拌商品混凝土搅拌站应采用环保封闭式建设方式，消防、隔音、粉尘、废水废物排放、搅拌车车速等项目建设要求应符合《建筑施工机械与设备环保型混凝土搅拌站（楼）》JB/T12816-2016《预拌混凝土生产规程》DGTJ-08-227-2014、《三亚市城市规划管理技术规定》等相关规范标准。

备注

1、用地分类依据《国土空间调查、规划、用途管制用地分类指南》（试行）。

2、配套设施标准应符合国家有关规范。

3、本图则中的地块限高为规划限高，当规划限高与其它管理部门的限高要求不一致时，限高要求以低限高度值为准。

4、本图则中建筑退让距离仅为低限，各地块在开发建设中建筑退让红线距离需根据项目临红线建筑的高度，参照《三亚市城市规划管理技术规定》，由规划行政管理部门核准执行。若相邻多个地块统一建设地块之间建筑后退，可根据实际方案统一考虑。

5、本图则坐标系为大地2000坐标系，高程为国家85高程，尺寸以米为单位。

6、配建停车位除应符合《三亚市城市规划管理技术规定》外，还应符合规划行政主管部门的相关要求。

7、需与相关规划协调落实连通JBZ-YZYL01地块的道路，并统筹落实保障地块交通连通条件。

8、本图则未涉及的其他规划要求，由规划行政主管部门根据相关规定确定并执行。

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