**1** 00:00:00:00 - 00:00:03:36

Located in the Eastern Panhandle of West Virginia, Jefferson County is known for its rich history.

**2** 00:00:03:36 - 00:00:06:36

It has faced 12 federally declared flood disasters, and the building-level risk assessments for this county reveal that the median flood depth for structures affected by a 1%-annual-chance flood is 2.4 feet.

**3** 00:00:06:36 - 00:00:10:27

FEMA has documented five significant historical floods in Jefferson County communities,

**4** 00:00:10:27 - 00:00:15:20

According to FEMA's Flood Insurance Study, the largest floods on record occurred on both the Potomac River and Town Run.

**5** 00:00:18:00 - 00:00:22:02

Shepherdstown, the oldest town in West Virginia, faces flooding from two primary sources: the Potomac River and Town Run.

**6** 00:00:24:04 - 00:00:30:32

The Potomac River borders the eastern edge of the community, while Town Run flows through the town, winding under the historic district.

**7** 00:00:30:33 - 00:00:36:41

The 1936 flood on Town Run caused maximum flood heights ranging from 1.5 to 2.0 feet in some areas of the town.

**8** 00:00:38:18 - 00:00:42:44

Shepherdstown has a high density of 76 buildings in the high-risk floodplain, nearly all of which are pre-FIRM and within the Shepherdstown Historic District.

**9** Almost half of the structures in the floodplain have subgrade basements, which make them more vulnerable to flood damage.

**10** 00:00:45:07 - 00:00:49:09

Jefferson County and communities like Shepherdstown have a high building dollar value exposure.

**11** Within the 1% annual chance floodplain, four non-residential buildings, including large university buildings and the Shepherdstown Water Works Plant, have an estimated value exceeding $1 million.

 **12** 00:00:49:10 - 00:00:52:10

Median Building Value quantifies the financial risk of potential flood damage to residential and commercial properties.

**13**  Shepherdstown has the highest median building value of $214,000 of all 229 incorporated places in the state. *A higher total building value in floodplains can lead to increased insurance costs.*

**14** 00:00:54:02 - 00:00:59:33

Flooding from Town Run typically results in shallow overland flow depths of less than 3 feet. However,

**15** 00:00:59:33 - 00:01:05:05

when the channel capacity is exceeded, floodwaters follow through streets and low-lying areas, and impact regions not directly adjacent to the stream channel. *Primary roads in Shepherdstown will be flooded during a major storm event.*

**16** Understanding the town's vulnerabilities, such as the impact of floods on primary roads and high-value structures, is essential for effective flood preparedness and resilience efforts.